

IN RE: PETITION FOR VARIANCE  
N/S German Hill Road, N/E of  
the c/l of 48th Street  
(6820 German Hill Road)  
12th Election District  
7th Councilmanic District

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-194-A

Barry M. Blank - Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 6820 German Hill Road, located in the vicinity of Holabird Avenue and Eastern Avenue in Harbor View. The Petition was filed by the owner of the property, Barry M. Blank. The Petitioner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6.A.2 to permit 22 parking spaces in lieu of the required 29 parking spaces; from Section 232.2.b to permit a street corner side yard setback of 9.5 feet for the existing building in lieu of the required 10 feet; and from Section 232.3.b to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building and the proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 3.

Appearing at the hearing on behalf of the Petition were Barry Blank, property owner, and William P. Monk, Land Planning and Zoning Consultant, who prepared the site plan for this project. Appearing as Protestants in the matter were numerous residents from the surrounding community, all of whom signed the Citizen Sign-In Sheet. Ms. Dorothy Augustine and Mr. James Coffman participated at the trial table on behalf of the many citizens who attended the hearing.

Testimony and evidence offered revealed that the subject property

ORDER RECEIVED FOR FILING

Date

By

W. H. G. L. A.

consists of a gross area of .691 acres, more or less, zoned B.L. and D.R. 5.5, and is improved with a one-story brick retail building which presently houses a High's and a Video Attractions store. The Petitioner is desirous of adding a 1,375 sq.ft. addition onto the east side of the existing building, adjacent to Video Attractions. Due to the size of the lot and the location of existing improvements thereon, the requested variances are necessary. Testimony indicated that the existing building, which was constructed in the 1960s, was situated 9.5 feet from the roadbed of 48th Street in lieu of the minimum required 10 feet and 10.81 feet from an alley that runs behind the building in lieu of the required 20-foot distance. In addition, the requested variance to parking regulations is necessitated by virtue of the proposed addition. It should be noted that the existing building has sufficient parking, pursuant to the B.C.Z.R.

Appearing in opposition to the Petitioner's request were many residents from the surrounding community. These residents are vehemently opposed to the relief requested and any expansion to provide additional retail uses for the subject property. Mr. James Coffman, and many others who testified, offered testimony as to the manner in which the property is currently maintained. The cumulative testimony of those in attendance was that the subject property is used as a hang-out for neighborhood kids and that these young people litter on the premises and spray graffiti on the building. The Protestants offered many photographs to demonstrate the types of graffiti that exist on the building and the trash that exists on the premises. Furthermore, the citizens who attended the hearing testified that the High's store utilizes tractor-trailers for product deliveries to this store. These tractor-trailers have parked in the small alley to the rear of the building and out on 48th Street and have caused traffic conges-

tion and blocked the free flow of traffic, either through the alley or on 48th Street. Furthermore, they cause visibility problems for motorists attempting to drive around these trucks.

The residents also testified that Mr. Blank, as the owner of the property, has failed to maintain adequate security lighting on the premises which has contributed to young people hanging out and causing mischief. The residents are also concerned over the increased traffic along German Hill Road which is used as a major arterial between Merritt Boulevard and Wise Avenue. Therefore, these residents are concerned over the additional customer traffic which may occur as a result of the proposed addition. They believe that the owner of the property is overdeveloping the premises and they ask that the variance from parking regulations to allow the proposed addition be denied.

The residents stated that they have, on occasion, talked with both the manager of the High's Store and the Video Attractions store in an effort to gain their help in limiting the trash on the parking lot and around the building and to try to control the conduct of those individuals who loiter on the premises. The citizens testified that these managers were not willing to accept responsibility for their patrons once they left their store. Therefore, the citizens believe that this retail operation has been a nuisance to them and inhibits their peaceful enjoyment of their property. They believe that any further expansion of the existing use will only exacerbate this problem.

As stated previously, two of the variances requested are related to setback requirements for the existing building. Inasmuch as this building was constructed in its present location in the 1960s, the relief requested is necessary in order to bring the building into compliance with

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Date

By

current zoning regulations. Thus, these two variances should be granted. As to the variance requested from parking requirements, this variance is necessary in order for the Petitioner to construct the proposed addition. Furthermore, inasmuch as the rear wall of the proposed addition is located at the same setback as the existing building, a variance from rear setback requirements is also required for the proposed addition.

After due consideration of the testimony and evidence presented by the many citizens who attended the hearing, I am persuaded to deny the relief requested for the proposed addition. This is a small parcel of B.L. zoned land located at the intersection of German Hill Road and 48th Street, immediately adjacent to a residential community. I believe that it is already being used to its fullest extent for retail purposes and that any expansion of this use is not prudent. Therefore, the variances related to the proposed addition shall be denied. Although the relief requested for the existing building is being granted, I believe that certain restrictions on the use of the property are appropriate and should be imposed as a condition of approval. Thus, the relief granted shall be conditioned upon the Petitioner's compliance with those terms and restrictions set forth at the end of this Order.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of January, 1996 that the Petition for Variance seeking relief from Section 232.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street corner side yard setback of 9.5 feet in lieu of the required 10 feet and from Section 232.3.b of

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Date

By



the B.C.Z.R. to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

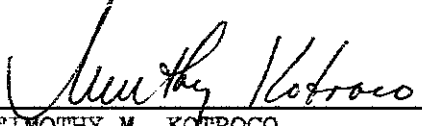
2) The Petitioner and/or his Tenants shall be required to maintain all security lighting on the premises in operable condition. If necessary, cages shall be installed around the security lighting to prevent vandalism.

3) The Petitioner and/or his Tenants shall be required to maintain the premises in a clean and orderly fashion. All trash and debris shall be removed from the parking lot and from around the building on a daily basis.

3) The dumpster shall be relocated to the existing landscaped area in the southwest corner of the subject site, within an enclosed area, in accordance with the site plan identified herein as Petitioner's Exhibit 3. The Petitioner shall submit a location plan for this dumpster to this Deputy Zoning Commissioner for review and approval within sixty (60) days of the date of this Order. The relocation of this dumpster shall not cause any of the existing trees or screening in the landscaped area to be removed.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 232.3.b of the B.C.Z.R. to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the proposed addition, and from Section 409.6.A.2 of the B.C.Z.R. to permit 22 parking spaces in lieu of the required 29 parking spaces, in accordance with Petitioner's Exhibit 3, be and is hereby DENIED.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 10, 1996

Mr. Barry Blank  
3748 Greenway Lane  
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE  
N/S German Hill Road, N/E of the c/l of 48th Street  
(6820 German Hill Road)  
12th Election District - 7th Councilmanic District  
Barry M. Blank - Petitioner  
Case No. 96-194-A

Dear Mr. Blank:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk  
222 Bosley Avenue, Suite C-6, Towson, Md. 21204

Mr./Mrs. James Coffman, 6919-A German Hill Road, Baltimore, Md. 21222  
Ms. Dorothy A. Augustine, 641 S. 48th Street, Baltimore, Md. 21224

People's Counsel

File



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6820 German Hill Road

96-194-A

which is presently zoned BL & DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.6.A.2. to permit 22 parking spaces in lieu of the required 29 parking spaces. Section 232.2.b to permit a street corner side yard setback of 9.5' for the existing building in lieu of the required 10' and Section 232.3 b to permit a rear yard setback of 10.81' in lieu of the required 20' for the existing building and addition..

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Expansion of the parking lot would require extensive grading of an existing grassed steep slope area, a retaining wall and a reduction of the buffer area between the commercial activity and the adjacent residence. The rear yard setback variance would be consistent with the existing building's rear wall distance from the zone line, and for other reasons to be presented at the time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

Barry M. Blank

(Type or Print Name)

Signature

BMB

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

3748 Greenway Lane 581-0026

(Type or Print Name)

Address Phone No

Owings Mills, MD 21117

Signature

City State Zipcode

Address Phone No

William Monk, Inc.

City State Zipcode

Name 222 Bosley Ave., Ste C-6 494-8931

Address Towson, MD 21204 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr. unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 11/2/95

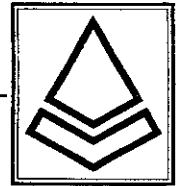
ORDER RECEIVED FOR FILING  
Date  
By

Printed with Soybean Ink on Recycled Paper



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION  
6820 GERMAN HILL ROAD  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

96-194-A

BEGINNING FOR THE SAME ON THE NORTHERN RIGHT-OF-WAY LINE OF GERMAN HILL ROAD, 50 FEET WIDE, 35 FEET, MORE OR LESS, NORTHEASTERLY FROM THE CENTERLINE OF 48TH STREET, THENCE DEPARTING SAID POINT AND BINDING ALONG THE EASTERN SIDE OF 48TH STREET, 50 FEET WIDE, THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 56 DEGREES 07 MINUTES 39 SECONDS WEST 11.98 FEET; THENCE (2) NORTH 02 DEGREES 53 MINUTES 35 SECONDS WEST 155.53 FEET; THENCE LEAVING SAID 48TH STREET AND RUNNING (3) NORTH 87 DEGREES 06 MINUTES 25 SECONDS EAST 150.00 FEET; THENCE (4) SOUTH 02 DEGREES 53 MINUTES 35 SECONDS EAST 133.31 FEET TO THE AFOREMENTIONED NORTHERN RIGHT-OF-WAY LINE OF GERMAN HILL ROAD; THENCE BINDING ON SAID RIGHT-OF-WAY LINE (5) SOUTHWESTERLY 143.59 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 925.00 FEET WITH A CHORD BEARING AND DISTANCE SOUTH 75 DEGREES 17 MINUTES 12 SECONDS WEST 143.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.506 ACRES OF LAND, MORE OR LESS.

I:\JOBS\6820GERM.DES



# 192

NOT RECORDED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-194-17

District 176

Date of Posting 11/28/95

Posted for: VARIANCE

Petitioner: Barry M. Blanton

Location of property: 6920 German Hill Rd.

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. Healy  
Signature

Date of return: 12/1/95

Number of Signs: 1

APPROVED



#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-194-A  
(Item 192)  
6820 German Hill Road  
N/S German Hill Road, 35' NE  
of c148th Street  
12th Election District  
7th Congressional District  
Legal Counsel:  
Barry M. Blank  
Hearing: Tuesday, December

12, 1995 at 11:00 a.m. in Rm.  
118, Old Courthouse.

~~Request:~~ to permit 22 parking spaces in lieu of the required 29 spaces; to permit a street corner side yard setback of 9.5 feet for the existing building in lieu of the required 10 feet; and to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building and addition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

11/27/95 Nov. 23 c18732

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

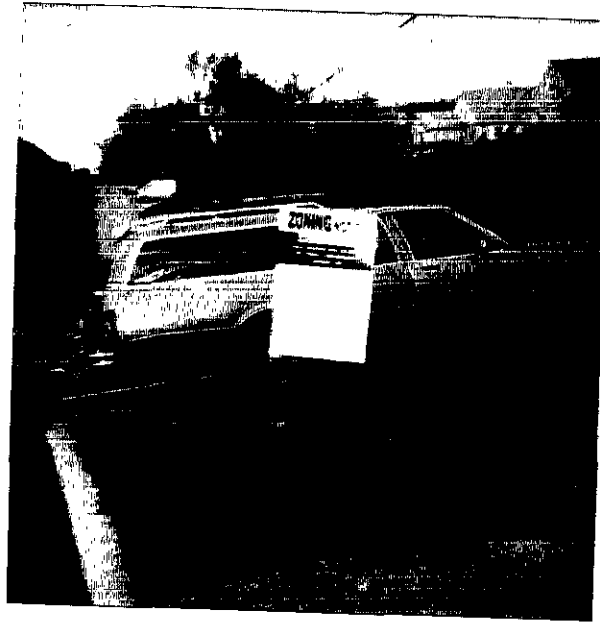
Nov. 30, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 23, 1995.

THE JEFFERSONIAN,

A. Henrichson  
LEGAL AD. - TOWSON

76-194-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

003757

DATE 11/2/95 ACCOUNT 01-615

Item: 192

By: mxk

AMOUNT \$ 285.00

96-194-A

RECEIVED FROM: Blank, Barry M. - 6820 German Hill Rd.

020- Comm. Var. - \$ 250.00

080- 1 sign - \$ 35.00

FOR: \$ 285.00

03A91#0026#ICHRC

\$285.00

BA 0001144PM11-02-95

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER  
YELLOW - CUSTOMER





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 192 Petitioner: Barry M. Blank

Location: 6820 German Hill Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barry M. Blank

ADDRESS: 3748 Greenway Lane

Owings Mills, MD 21117

PHONE NUMBER: 581-0026



TO: PUTUMENT PUBLISHING COMPANY

November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

Barry M. Blank  
3748 Greenway Lane  
Owings Mills, MD 21117  
581-0026

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### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-194-A (Item 192)  
6820 German Hill Road  
N/S German Hill Road, 35' NE of c/l 48th Street  
12th Election District - 7th Councilmanic  
Legal Owner: Barry M. Blank

Variance to permit 22 parking spaces in lieu of the required 29 spaces; to permit a street corner side yard setback of 9.5 feet for the existing building in lieu of the required 10 feet; and to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building and addition.

HEARING: TUESDAY, DECEMBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-194-A (Item 192)  
6820 German Hill Road  
N/S German Hill Road, 35' NE of c/l 48th Street  
12th Election District - 7th Councilmanic  
Legal Owner: Barry M. Blank

Variance to permit 22 parking spaces in lieu of the required 29 spaces; to permit a street corner side yard setback of 9.5 feet for the existing building in lieu of the required 10 feet; and to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building and addition.

HEARING: TUESDAY, DECEMBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Barry M. Blank  
William Monk, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

NOTED



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and  
Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 26, 1996

Mr. James Coffman  
6919 A German Hill Road  
Dundalk, Maryland 21222

Re: Case No. 96-194-A  
6920 German Hill Road  
12th Election District



Dear Mr. Coffman:

Recently I had the opportunity to talk with Timothy Kotroco, Deputy Zoning Commissioner, regarding the above-referenced site. As we had discussed earlier, there were questions regarding the location for the dumpsters, enclosure, approval of this location by Planning and ultimately if an addendum written for the order for 96-194-A would be needed.

As stated by Mr. Kotroco, the plan and letter by William Monk, Inc. will suffice - no addendum to the order will be necessary. Both dumpsters for High's Store and Video Attractions will be placed in the northeast portion of the parking lot. The retaining wall will act as a partial enclosure. No additional walls will be constructed. Apparently, this would be advantageous for trash pickup.

Regarding your question as to why Mr. Mayhew from Planning was not involved in the approval process of this location for these dumpsters; per Mr. Kotroco, any approval or comments by another agency need not be adopted to the final order. Also, I went through the entire case file and did not see any correspondence with this persons name nor, was Mr. Kotroco aware of any involvement with this particular case.

A copy of this letter along with the plan and letter dated February 23, 1996, by William Monk, Inc will be place in the file.

If you have any questions, I can be reached at 887-3351.

Sincerely,

Donna Thompson  
Code Inspections and  
Enforcement Officer

DT/lmh

c: / Timothy Kotroco  
Deputy Zoning Commissioner  
William P. Monk  
Dorothy A. Augustine



VARIANCE REQUIRE  
SEC. 232.3.b.

REQUIRED  
232.3.b.

10.5  
5.5

REQUIRED  
232.2.b

PROPOSED  
1,375 SQ

ZONING LINE

VARIANCE  
SEC. 409

48TH STREET  
(50' WIDE)

GERMAN HILL ROAD  
(50' WIDE)

1 STORY BRICK BUILDING  
RETAIL  
HIGH'S  
VIDEO  
ATTRACTIONS

22,041 SQ. FT.  
0.5060 ACRES  
MACADAM PARKING LOT  
22 SPACES

EXISTING LANDSCAPE AREA

EXISTING FREE STANDING POLE SIGN,  
DOUBLE FACE, NOT TO EXCEED 25'.  
BACK LIGHTED

BOTH DUMPSTERS  
OR COMBINED  
SINGLE DUMPSTER  
FOR BOTH USERS  
TO BE LOCATED  
HERE.

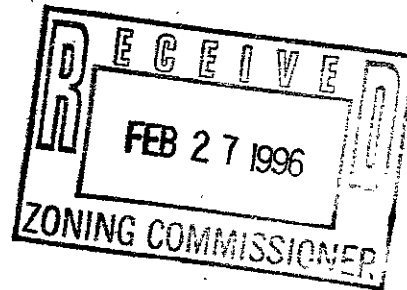
NOTE: HORIZONTAL AND VERTICAL INFORMATION SHOWN  
ON THE FOLLOWING BALTIMORE COUNTY TRAVEL  
X-7921 X-7922  
S 5553.72 S 5415.02  
E 25405.51 E 25701.24  
ELEV - 103.34

## **WILLIAM MONK, INC.**

**SITE PLANNING/DESIGN • ZONING • DEVELOPMENT SERVICES**

February 23, 1996

Mr. Timothy Kotroco  
Deputy Zoning Commissioner  
Baltimore County Zoning Office  
Old Court House - Rm. 113  
400 Washington Avenue  
Towson, Maryland 21204



Re: Case #96-194-A

Dear Mr. Kotroco:

Pursuant to your order dated January 10, 1996 and more particularly the restriction regarding the location of the dumpsters; it is my understanding that you would like us to locate both of the dumpsters or consolidate both users into one and situate same at the northeast corner of the parking lot adjacent to the railroad tie retaining wall. Due to the awkwardness of servicing this location, it is your desire that they not have an enclosure but that the landlord and/or his tenants monitor the area on a daily basis to ensure that litter and debris is not prevalent on the site. It was your assessment that it was inappropriate to locate a dumpster enclosure at the southwestern corner of the parking lot which would have necessitated removal of some of the mature evergreen trees or the elimination of a parking space. Attached please find a photocopy of the site plan as submitted into the record at the time of the hearing which indicates the location for the dumpsters.

Cordially,

William P. Monk

WPM:mds

cc: Mr. Barry Blank

**MICROFILMED**

RE: PETITION FOR VARIANCE  
6820 German Hill Rd. N/S German Hill Rd.  
35' NE of c/l 48th Street, 12th  
Election District - 7th Councilmanic


Barry M. Blank  
Petitioner


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 96-194-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12<sup>th</sup> day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, Suite C-6, Towson MD 21204, representative for Petitioner.

  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 4, 1995

Barry M. Blank  
3748 Greenway Lane  
Owings Mills, MD 21117

RE: Item No.: 192  
Case No.: 96-194-A  
Petitioner: B. M. Blank

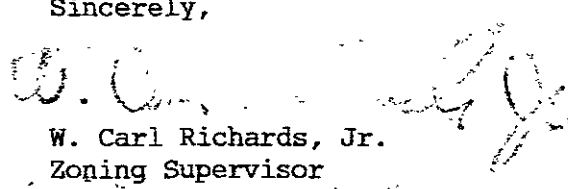
Dear Mr. Blank:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)





BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Nov. 21, 1995  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for November 21, 1995  
Item No. 192

The Development Plans Review Division has reviewed the subject zoning item. The proposed addition in conjunction with the requested variances essentially make this entire site subject to the Landscape Manual. An additional variance is needed for the 10-foot parking lot setback against the residential zone line on the eastern side.

A schematic landscape plan should be submitted for review prior to the zoning hearing.

RWB:sw

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: December 4, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 6820 German Hill Road

INFORMATION:

Item Number: 192

Petitioner: Barry M. Blank

Property Size: \_\_\_\_\_

Zoning: BL & DR-5.5

Requested Action: Variance

Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends the following conditions be attached to the Order:

- The site should be landscaped with shaded trees at the front and side entrances.
- Deciduous trees should be planted in the 25' buffer between the existing parking spaces and the residential property to the east.
- The plan should be amended to indicate the proposed location of the dumpster.
- It is recommended that the dumpster be located where parking space 22 is situated, and a brick wall with planting outside the wall should be provided to screen the dumpster.
- The landscaping plan should meet the approval of the landscape planner prior to the issuance of a building permit.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kerns

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/15/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: THOMAS BAUTZ

LOCATION: NW/S FRONT AVE., 284' SW OF CENTERLINE SEMINARY AVE.; ALSO  
SE/S NORTHERN CENTRAL RAILROAD (NCRR) RIGHT OF WAY.  
(1414 FRONT AVE. - BAUTZ PROPERTY)

Item No.: 192 Zoning Agenda: VARIANCE  
/RE

Gentlemen:

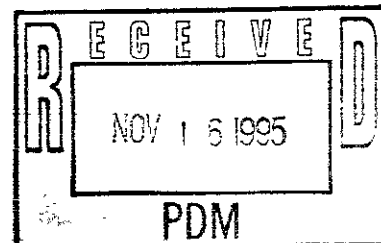
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-22-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 192 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Mr. James Coffman  
6919 A German Hill Rd.  
Sundalk, MO 21222

RE: Case # 96-194-A  
6820 German Hill Rd.  
12<sup>th</sup> E.D.

Dear Mr. Coffman:

Recently I had the opportunity to talk with Timothy Kstroco, Deputy Zoning Commissioner regarding the above referenced site. As we had discussed earlier, there were questions regarding the ~~dumpster~~ location for the dumpsters, enclosure, approval of this location by Planning and ultimately ~~an~~ <sup>an</sup> addendum written for the order for 96-194-A would be needed.

As stated by Mr. Kstroco, the plan and letter <sup>by William Monk, Inc.</sup> ~~that he has~~ ~~approved~~ will suffice - no addendum to the order will be necessary. Both dumpsters for High's Store and Video Attractions will be placed in the northeast portion of the parking lot. The retaining wall will act as a partial enclosure. No additional walls will be constructed. Apparently this would be advantageous for trash pickup.

Regarding your question as to why Mr. Mayhew from Planning was not involved in the approval <sup>of this</sup> process of the location for these dumpsters; per Mr. Kstroco, any approval or comments by another agency need not be adopted to the final order. Also, I went through the entire case file and did not see any correspondence with this person's name.

~~It is my understanding that this area is the best location for these des~~

A copy of this letter along with the plan and letter dated February 23, 1996 by William Monk, Inc. ~~for~~ will be placed in the file. ↓

If you have any questions I can be reached at  
887-3341.

Sincerely,

Donna Thompson  
Code Inspector

cc: Timothy Kotrocz, Deputy Licensing Commissioner  
William P. Monk, William Monk, Inc., 222 Bosley Avenue,  
Suite C-6, Towson, MD 21204

~~Mr.~~ Dorothy A. Augustine  
641 S. 48<sup>th</sup> St.  
Baltimore, MD 21224

635 48<sup>TH</sup> ST  
BALTO. MD. 21224

ZONING COMMISSION  
REF. CASE II 96-194 A  
PROPERTY LOCATED ON  
GERMAN HILL RD + 48<sup>TH</sup> ST.

SIR:

AS A HOMEOWNER ON 48<sup>TH</sup> ST., I MUST VETHEMENTLY PROTEST THE PROPOSED RE-ZONING AT 48<sup>TH</sup> ST AND GERMAN HILL RD THAT WOULD ALLOW A SUB/ PIZZA SHOP AND ADDITIONAL PARKING.

WE MUST NOT, BY ORDINANCE ZONING PERMIT THIS PROPOSAL TO MATERIALIZE FOR MANY REASONS. THE MOST IMPORTANT BEING - THE VALUE OF OUR

NEIGHBORHOOD

PROPERTIES WILL DECREASE  
IMMEDIATELY. THIS WILL BE  
DUE TO THE GREAT INFLOX  
OF TRAFFIC WHICH WILL HINDER  
PARKING AND SAFE DRIVING AREAS  
FOR THE RESIDENTS. SECONDLY,  
THE TRASH WILL ACCUMULATE  
CAUSING ADDITIONAL WORK FOR  
HOMEOWNERS AND, OF COURSE,  
WHO WOULD WANT TO BUY A  
HOUSE IN THAT ENVIRONMENT?

ALSO, THIS TYPE BUSINESS  
WILL ATTRACT MANY PEOPLE WHO  
WOULD OTHERWISE PASS US BY.  
THIS COULD EFFECT OUR SAFETY.  
WE DO NOT WANT CUSTOMERS  
SPEEDING THROUGH OUR ALLEY. -  
OUR CHILDREN PLAY THERE - IT'S  
PRIVATE PROPERTY.

TOO, THE ODORS OF  
SUB SHOP FOOD IS A DETERRANT.



IN ADDITION, IT WILL  
BECOME A HANG-OUT AND  
THEREBY CAUSE OUR LOVELY  
LITTLE NEIGHBORHOOD TO BECOME  
JUST ANOTHER STATISTIC -- A  
SCENE OF DRUG-DEALING - ROBBERY,  
ETC. THE HIGHS STORE WHICH  
IS LOCATED IN THAT AREA IS  
ROBBED WITH REGULARITY. JUST  
THINK, WE'RE GIVING THE BAD  
GUYS ANOTHER JOINT TO HIT.

PLEASE DO NOT ALLOW  
THIS RE-ZONING TO HAPPEN.  
HELP US KEEP OUR AREA  
SAFE AND CLEAN. NO ONE  
SHOULD ARBITRARILY MAKE  
THE DECISION THAT HAS SUCH  
A PROFOUND EFFECT ON 800  
FAMILIES. HELP SAVE OUR CHILDREN

Lucy Maryano

We, the residents of 640 48<sup>th</sup> St,  
want to protest the building  
or opening of a liquor  
store at the corner of  
48<sup>th</sup> St and German Hill Road.

The High's store, that sells  
lottery tickets, and the video  
store that are there now,  
have caused so much traffic  
that you can hardly cross  
the street without running.

The High's store gets robbed  
every few weeks and, with  
a liquor store, will be  
dodging bullets just to buy  
a loaf of bread or a news-  
paper. Keep that liquor  
store away. George Z. Fatt  
Pauline P. Fatt

December 12, 1995 (meeting)

Housing Commissioner  
Baltimore County, Maryland

Dear Commissioner,

This neighborhood has always been residential. But since you have allowed them to build commercial stores on the lot at German Hill Road & 48th Street we have had nothing but problems. The milk truck driver blocks our alley way making it impossible to get out of the alley safely. (We had to meet with you about that problem also.) Now the owner wants more parking spaces and possibly another store to go up on the property. You really made a grave mistake to zone that area commercial. WELL PLEASE, HELP!!!

I have lived in this neighborhood for over 40 years and raised all my children without any problems. We have never had any problems until you let them build on that corner lot. The other corner lot across the street, the owner built two houses, why did you not let that happen hear orginally to this lot. For this area to be zoned commercial is appauling. My complaint is the trash that is left behind by children hanging at the store. Trash on the lot and behind my house. Alot of the children come up the alley behind my house leaving in their path, trash, abusive language and just being plain loud.

I,m over 80years old and have to lock my doors during the day now because of the traffic in the alley due to that commercial property at the corner. At one time all the neighbors were able to just walk in each others homes because they knew it was safe, NOT ANYMORE!!!!

I am unable to come to this meeting, this is the reason for my letter. Please help us out here. Please do not let him build more stores. We have had to put up with alot because of these stores. This is an old established neighborhood and what the zoning commission has done to us was very unfair.

CONCERN NEIGHBOR

*Mrs Elizabeth Kraemer*  
*633 48th St*  
*Baltimore, Md*  
*21224*

*RECEIVED*

644 48th Street  
Baltimore, MD 21224  
December 5, 1995

Zoning Commissioner  
Baltimore County, MD

Dear Sir:

Any further development of the property on the northeast corner of 48th Street and German Hill Road can only add to the traffic and nuisance problems already existing.

I, as a resident on 48th Street, strongly **oppose** any future additional commercialization on this site.

Yours truly,

*Myrille C. Lobig*

M. Lobig

Mr. & Mrs. Timothy L. Kelly  
618 48th Street

Mrs. Mary A. Reese  
617 S 48th St

Ruth Burke  
620 48th St.

Eleanor Shippert  
616 48th St

Mary Cannetti  
21/2 + 3/4 German Hill

Mr & Mrs Ron Boudin

Patricia Cannetti

Louis Cannetti

Stanley Szymanski

Frances Szymanski

Mrs & Mrs Royal Bothe

Barbara Como

Ann Kost

Salvatore J. Amato

Alvin Negerishi

Stanley Wegush

**HOLDING A SMALL CHILD**, a man was robbed Sunday outside High's dairy store on German Hill Road, according to a North Point police report. The victim, 29, & the youngster were walking toward the store around 11 pm when two men approached, asked for change & pushed them against a wall, police said. The men took money from the victim's pockets & ran east on German Hill Road, according to the report.

**A BALTIMORE COUNTY POLICE DOG** helped several officers chase down a man with a gun Sunday afternoon, according to a North Point police report. Ronald G. Rembold, 36, of Brooklandville in northern Baltimore County was charged with assault with intent to murder, possession of marijuana, a handgun violation & petty theft. Ofc. Nathan A. Stevenson responded to a call of a man with a gun near Delvale & Youngstown avenues about 3:45 pm. During an argument a few minutes earlier, a man reportedly pointed a gun at William E. Pruitt, 36, of Ramsey Street in Baltimore, then drove away toward German Hill Road. Police responded to the area near Court Pleasant, where one officer spotted a man running through a cemetery with a gun, police reported. Police chased the man, later identified as Rembold, through the neighborhood until they found him hiding behind a bush on 49th Street, according to the report. When Rembold started to run again, Dyro, a county police dog, chased & caught him, police said. Police reportedly seized a small bag of suspected marijuana & \$1,426 cash from Rembold. His car later was found on Boston Street in Baltimore with a cocked Smith & Wesson revolver under the driver's seat, according to the report.

48<sup>th</sup>

Street Alley

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Dorothy A. Augustine	641 S 48th 21224
JAMES L. CEFMAN	699A German Hill Rd. 21222
Gildo P Augustine	641 S. 48th 21224
Dona Id E Brady Sr.	6936 German Hill Rd
Charlotte Brady	6936 German Hill Rd.
Eleanor Hutson	603 48th St 21224
BENJAMIN F. Hutson	603 48th St 21224
Russell J. Claridge	628 48th St 21224
Concetta Claridge	628 48th St 21224
FRANCIS J TYBER	1203 BETHLEHEM AVE 21222
THELMA WOTCIECHOWSKI	1505 DELVALE AVE 21222
MARGARET DATIOLI	653 48th St 21224
TERESA NOWICKI	639 48th St 21224
CATHERINE BOWERSOX	632 S. 48th St. 21224
KATE SUMPTER	625 S. 48TH ST. 21224
MARY A PIERCE	617 S 48th St 21224
Sarah-E-Holtzhaus	631 - 48th St 21224
Alice Bialecki	630-48th St. 21224
HERMAN T. RUTH JR	645-48th St - 21224
MIRRIAM RUTH	645-48th St - 21224
CLYDE A. CLARK	637-48th St. 21224
MARIA A. CLARK	637-48th St. 21224
Agnes Hart	6945 German Hill Rd.
Charles Hart	6945 German Hill Rd.
Rabut Carper	6939 German Hill Rd

CITIZEN SIGN-IN SHEET

**ADDRESS**

6919 A GERMAN HILL RD 21222  
634 48th St. 21224  
640 S. 48th ST 21224  
638 - S. 48th ST 21224  
6919 GERMAN HILL RD 21222



$$\int \frac{1}{1+x^2} dx = \lim_{n \rightarrow \infty} \sum_{k=1}^n \frac{1}{1+x_k^2} \Delta x$$

$$= \lim_{n \rightarrow \infty} \sum_{k=1}^n \frac{1}{1+i x_k} \frac{1}{1-i x_k} \Delta x$$

$$= \lim_{n \rightarrow \infty} \sum_{k=1}^n \frac{1}{2i} \left( \frac{1}{1-i x_k} - \frac{1}{1+i x_k} \right) \Delta x$$

$$= \frac{1}{2i} \left[ \ln(1-i x) - \ln(1+i x) \right] + C$$

$$= \frac{1}{2i} \ln \frac{1-i x}{1+i x} + C$$

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONIK

222 BUSLEY AVE  
TOWSON, MD 21204

BARRY BLANK

3748 Greenway Lane Owings Mills, MD 21117



Printed with Soybean Ink  
on Recycled Paper



23  
128  
126  
October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

✓ Clyde A. Clark 637-48<sup>th</sup> St. 21224  
✓ Mario A. Clark 637-48<sup>th</sup> St. 21224  
✓ Gillette Augustine 641-50 48<sup>th</sup> St 21224  
✓ Honor A. Augustine 641-50 48<sup>th</sup> St 21224  
✓ Mrs. Miriam Ruth 645-48<sup>th</sup> St. 21224  
✓ Mary Cannetti 649-48<sup>th</sup> St 21224  
✓ Frank Smith 645-48<sup>th</sup> St. 21224  
✓ Herman T. Ruth Jr 645-48<sup>th</sup> St 21224  
✓ Sarah Holthaus 631-48<sup>th</sup> St 21224  
✓ Lucy & Vince Marzano 635 48<sup>th</sup> 21224  
✓ Elizabeth Kraemer 633 48<sup>th</sup> St  
✓ Phyllis Cannetti 651 50 48<sup>th</sup> St  
✓ Louis & Cannetti 651 50 48<sup>th</sup> St  
✓ Mary Dattoli 653 48<sup>th</sup> St 21224  
✓ (Marjorie Jenguen) → 655 548 St. 21224  
✓ Juanita Daily →  
✓ Daniel G. Piers 6943 German Hill Rd 21222  
✓ Anna T. Piers 6943 German Hill Rd 21222  
✓ Mrs. Delora Murray 7002 German Hill Rd. 21222  
✓ Charles Hayt 6945 German Hill Rd 21222  
✓ Agnes Hayt 6945 German Hill Rd.  
✓ Peter A. Lapetina 6943 German Hill Rd. 21222

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

MR & MRS B. F. Tutson 603 48th St.  
Rose Yarnell 612 48th St.  
Mr. & Mrs. Albert Anuszewski 610 48th St.  
Sharon Beckett 608 48th St.  
Aileen Rowe 606 48th St.  
Mary Gallagher 606 48th St.  
Joan & Timothy Kelly 618 48th St.  
Mary P. Pried 617 48th St.  
~~Larry & Vince Mangione 635 48th St.~~  
Dorothy Johnson 619 48th St.  
Evel Hamburg 7109 Fair Ave.  
Mr & Mrs. Alex Urban 605 - 48th St.  
Robin Rajewski 604 48th St.  
Janet R. Bittor 621 48th St.  
Annette Sampet 625 S. 48th St.  
- Kate Lumpster 625 S. 48th St.  
Sandra Johnson 627 48th St.  
Dwight L. Johnson 627 48th St.  
B. L. Jones 615 S. 48th St.  
Mary Urban 613 S. 48th St.

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

W. A. Mitchell 6941 German Hill Rd.  
Lynn Mitchell 6941 German Hill Rd.  
Harzel Mitchell - 6941 German Hill Rd.  
William L Mitchell 6941 German Hill Rd.  
Mary E. Lapetina 6943 German Hill Rd.  
Sharon Kappzak 6939 German Hill Rd.  
Robert Casper 6939 German Hill Rd.  
Thomas Kalinowski 6923 German Hill Rd.  
Shirley Kalinowski 6923 German Hill Rd.  
Daryl Ward 6921 German Hill Rd.  
Lemon Gentile 6917 German Hill Rd.  
Wm M. Neal 6913 German Hill Rd.  
Joseph Mazzei 6909 German Hill Rd.  
Laura M. Mazzei 6909 German Hill Rd.  
Joseph Gosh 6911 German Hill Rd.  
Evelyn Stuprich 6905 German Hill Rd.  
Alice Webster 6901 German Hill Rd.  
Walter McDonald 6907 German Hill Rd.  
Mrs Thomas J. Gresh 6904 German Hill Rd.  
Mrs

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

John L. Hennrich J. 609 48th St

Debbie Shuffler - 616 48th St

Ruth Buske 620 48th St

Concetta Clondge 628 48th St

✓ Russell J Clondge 628 48th St

✓ Alice Bealech 630 - 48th St

✓ Joyce Klug 634 - 48th St.

✓ Warren Klug Sr. - 634 48th St.

✓ Anthony Modesto 638 - 48th St.

Mrs Guisette Modesto 638. 48th St.

✓ Myra C. Laing -- 644 - 48th St.

✓ Mr Jeff W White 648 48th St.

Stanley Szymanik 652 S. 48th ST.

Roger Boothe 656 S. 48th St

Helen Boothe 656 S. 48th. St

Michael Nicolakis

614 S. 48TH ST

Barbara Como

624 S. 48th St.

Jane Kist

626 S 48th ST.

Mr & Mrs Roland Fair

646 S. 48th St.

(OVER)

(Over)

✓  
Mrs. & Mrs.  
Laurie & Ron Bartkowski 654 S 48th St.  
Katherine Browner 632 S 48th St.  
Sharon Val Lightcap 642 48th Street  
Patricia McCall 636 48th St

Selma Keen 650 S. 48th St

Kathy Hall 643 48th St

Richard L. Blower 647 48th St.

Peggy Sovine 629 48th St.

Kathy Sovine 629 48th

Mr. & Mrs. Martha & Joe Lipinski 606 47th St. 21224

Mr. & Mrs. Majka 647 S. 48th St 21224

Theresa M. Nowicka 639 S. 48th St #24

George L. Fatt - 640 S. 48th St #24

Pauline P. Fatt - 640 S. 48th St #24

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

Donna Wegericki 720 S. 49th St. Balto, Md 21224  
Stanley E. Wegericki 720 SOUTH 49th ST. Baltimore, MD. 21224

Salvatore J. Almato 718 S. 49th Balto. Md. 21224

Marlene V. Grubowski 708 S. Balto. Md. 21224

Shelma & John Thompson 704th Balto Md 21224

Sandy & Tony Di Rocco 702 S. 49th St. Balto, md. 21224

Carrie Di Rocco 712 S. 49th St. Balto, md. 21224

Angel Crawford 700 S. 49th Balt. MD 21224

Anthony Brown 700 S. 49th Balt. MD 21224

Peggy Hall 703 S 49th 21224

Charles R. Allen 7209 Fair 21224

Tony Gargano 711 49th 21224

Melodie Walker 715 S 49th St 21224

Victor Ogora 713 S. 49th ST 21224

ANNA Ogora 713 S. 49th ST 21224

2

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

Hazel Buckholz	723 S. 49 <sup>th</sup> St.	21224
Barbara McDonald	710 S 49 <sup>th</sup> St	21224

5

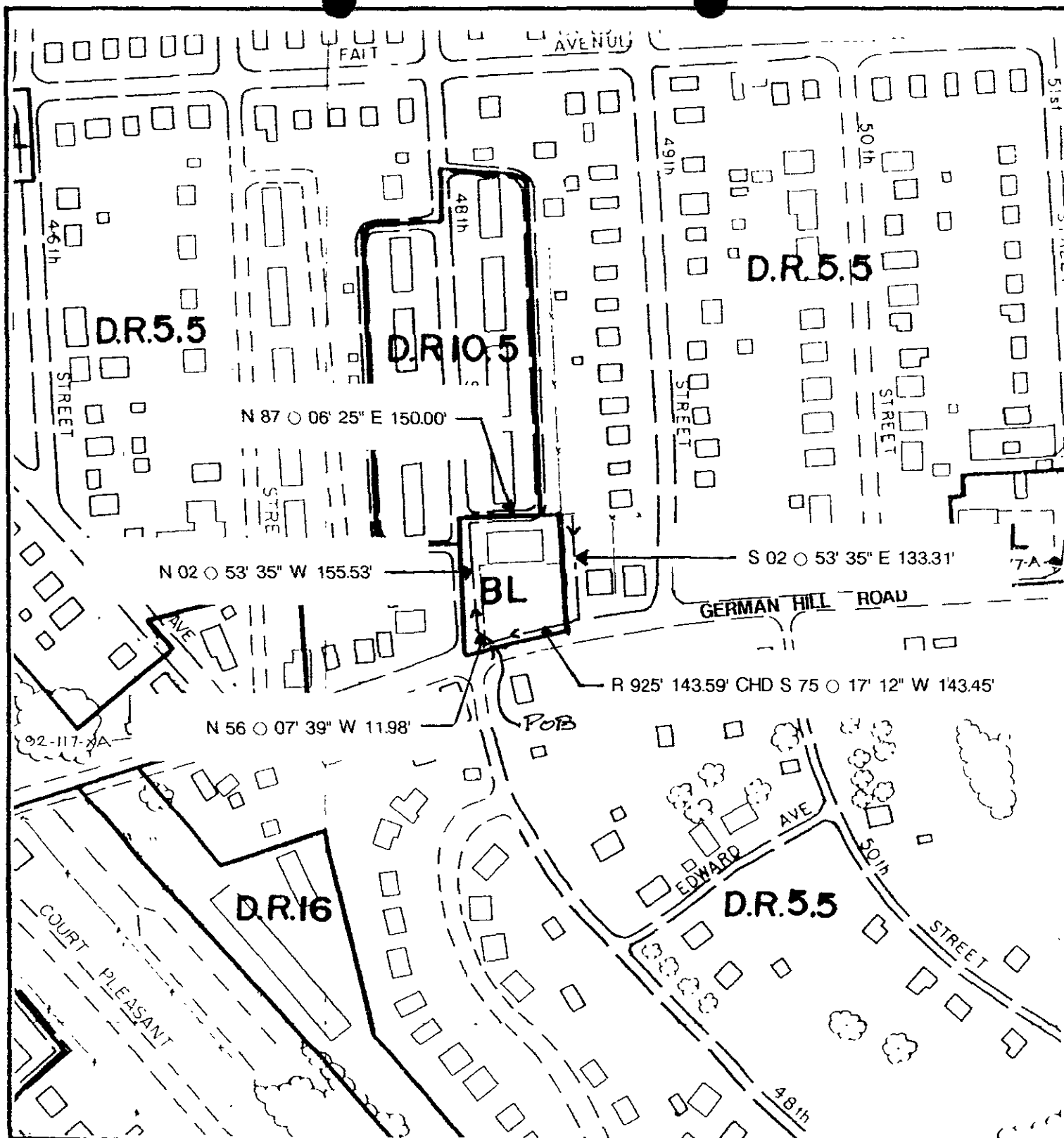
October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

W. Imyer 6908 German Hill Rd  
Jo ~~Raabe~~ 6910 German Hill Rd.  
Jan Allen 6919A German Hill Rd.  
Charlotte Brady 6936 German Hill Rd.  
Donald E Brady 6936 German Hill Rd.





# **WILLIAM MONK, INC.**

PLANNING / SITE DESIGN, ZONING, DEVELOPMENT SERVICES

COURTHOUSE COMMONS  
SUITE C-6

222 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

96-194-A

6820 GERMANY HILL ROAD

#192

ZONING MAP

1" = 200'

SHEET SE E -2

PROTESTANTS  
EXHIBIT NO. 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

August 27, 1985

Mr. Philip O. Tilghman, Esquire  
204 N. Liberty Street, Suite 400  
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION  
NE/S of German Hill Road and  
48th Street - 12th Election  
District  
Stephen P. Brown, et ux,  
Petitioner  
Case No. 86-6-X

Dear Mr. Tilghman:

I have this date passed my Order in the above captioned matter in  
accordance with the attached.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jean M. H. Jung".

JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Donald Brady  
6936 German Hill Road  
Dundalk, Maryland 21222

Mr. Edward Daily  
655 S. 48th Street  
Baltimore, Maryland 21224

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION  
NE/S of German Hill Road and  
48th Street - 12th Election  
District

Stephen F. Brown, et ux,

Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 86-6-X  
\*

\* \* \* \* \*

The Petitioners herein request a special exception for living quarters in a commercial building.

Testimony by one of the Petitioners indicated he purchased the property fronting on the north side of German Hill Road at the corner of 48th Street twelve years ago. The property is, as it was then, divided by a B.L. and D.R. 5.5 zoning line. Several years ago he developed the B.L. portion with a one-story masonry building now utilized by a Higs store and a video sales outlet. At this time he proposes to build a two-story, three-bedroom, 22' x 58' brick single-family dwelling attached to the existing stores and entirely located on the B.L. zoned land. The house will be rented. The D.R. 5.5 portion, approximately 30' x 132', would be utilized for a parking pad, drive with access to German Hill Road, and lawn. The adjacent neighbor to the east has a tall wood stockade fence along the property line. The dwelling would have no access to the alley behind the stores.

Testimony by Protestants indicated that fast moving traffic traveling west on German Hill Road crests a substantial hill several hundred feet east of the site and thus approaches the site and the intersection with extremely limited sight distance. Traffic accidents have caused a death and extensive property damage in recent years. Traffic is heavy and parking is limited in the area. At least one existing home fronting on German Hill Road does not have a driveway or vehicular access to German Hill Road. The stores on the site utilize the alley behind for both parking and loading although the alley is supposed to be

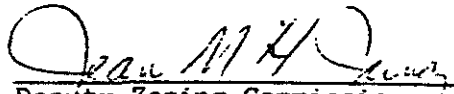
private and for the use of Harbor View, a townhouse development on 48th Street.

Much of the area proposed for lawn and drive is steeply sloped.

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood. The site visit revealed a dangerous traffic condition on German Hill Road, especially for vehicles traveling west. The situation is intensified by the steepness of the hill, by traffic back-up caused by the traffic light at the intersection, by parking on German Hill Road, and by cars and trucks entering and exiting the parking lot on the site.

Pursuant to the advertisement, posting of property, and public hearing on the petition, and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations not having been met, as well as the health, safety and general welfare of the community being adversely affected, the special exception should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28<sup>th</sup> day of August, 1985, that the Petition for Special Exception for living quarters in a commercial building is hereby DENIED.

  
Deputy Zoning Commissioner  
of Baltimore County

LOCATION FORTY-EIGHTH ST. + GERMAN HILL RD

Recorder	CT	Weat. CLEAR				Road Surf. DRY				Day of the Week THURSDAY				Date of Count 8/3/89				
ROAD NAME		FORTY EIGHTH ST.				FORTY EIGHTH ST.				GERMAN HILL RD				GERMAN HILL RD				
		N BOUND				S BOUND				N+S BOUND				E BOUND				
A.M. COUNT		L	S	R	TOTAL	L	S	R	TOTAL	TOTAL	L	S	R	TOTAL	L	S	R	TOTAL
6:00-6:15		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15-6:30		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30-6:45		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45-7:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00-7:15		1	5	2	8	1	3	5	9	17	7	23	1	31	0	56	1	57
7:15-7:30		0	4	2	6	2	2	6	10	16	4	43	0	47	0	72	1	73
7:30-7:45		3	0	6	9	0	2	8	10	19	8	55	0	63	0	98	6	104
7:45-8:00		0	1	4	5	3	2	7	12	17	2	41	0	43	1	105	7	113
8:00-8:15		0	1	4	5	3	1	5	9	14	4	60	2	66	2	94	0	96
8:15-8:30		2	1	5	8	1	4	11	16	24	5	39	0	44	3	81	2	86
8:30-8:45		0	1	4	5	3	0	4	7	12	1	29	0	30	1	38	0	39
8:45-9:00		1	3	3	7	6	0	5	11	18	3	51	1	55	5	58	2	65
A.M. HOUR TOTALS																		
6:00-7:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15-7:15		1	5	2	8	1	3	5	9	17	7	23	1	31	0	56	1	57
6:30-7:30		1	9	4	14	3	5	11	19	33	11	66	1	78	0	128	2	130
6:45-7:45		4	9	10	23	3	7	19	29	52	19	121	1	141	0	226	8	234
7:00-8:00		4	10	14	28	6	9	26	41	69	21	162	1	184	1	331	15	347
7:15-8:15		3	6	16	25	8	7	26	41	66	18	199	2	219	3	369	14	386
7:30-8:30		5	3	19	27	7	9	31	47	74	19	195	2	216	6	378	15	399
7:45-8:45		2	4	17	23	10	7	27	44	67	12	169	2	183	7	318	9	334
8:00-9:00		3	6	16	25	13	5	25	43	68	13	179	3	195	11	271	4	286

Recorder	CT	Weat. CLEAR				Road Surf. DRY				Day of the Week THURSDAY				Date of Count 8/3/89				
ROAD NAME		FORTY EIGHTH ST.				FORTY EIGHTH ST.				GERMAN HILL RD				GERMAN HILL RD				
		N BOUND				S BOUND				N+S BOUND				E BOUND				
P.M. COUNT		L	S	R	TOTAL	L	S	R	TOTAL	TOTAL	L	S	R	TOTAL	L	S	R	TOTAL
3:00-3:15		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15-3:30		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30-3:45		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45-4:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00-4:15		2	3	12	17	12	7	7	26	43	12	120	3	135	3	88	5	96
4:15-4:30		0	13	5	18	11	7	10	28	46	3	113	0	116	2	67	6	75
4:30-4:45		0	4	6	10	7	3	6	16	26	19	126	1	146	2	77	3	82
4:45-5:00		0	2	7	9	10	7	15	32	41	9	138	2	149	4	81	3	88
5:00-5:15		2	6	5	13	14	8	19	41	54	22	158	3	183	2	94	5	101
5:15-5:30		1	4	6	11	15	2	9	26	37	8	129	3	140	0	78	5	83
5:30-5:45		0	1	5	6	10	6	12	28	34	9	102	1	112	4	88	4	96
5:45-6:00		0	1	6	7	18	11	11	40	47	12	146	2	160	7	95	4	106
P.M. HOUR TOTALS																		
3:00-4:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15-4:15		2	3	12	17	12	7	7	26	43	12	120	3	135	3	88	5	96
3:30-4:30		2	16	17	35	23	14	17	54	89	15	233	3	251	5	155	11	171
3:45-4:45		2	20	23	45	30	17	23	70	115	34	359	4	397	7	232	14	253
4:00-5:00		2	22	30	54	40	24	38	102	156	43	497	6	546	11	313	17	341
4:15-5:15		2	25	23	50	42	25	50	117	167	53	535	6	594	10	319	17	346
4:30-5:30		3	16	24	43	46	20	49	115	158	58	551	9	618	8	330	16	354
4:45-5:45		3	13	23	39	49	23	55	127	166	40	527	9	584	10	341	17	368
5:00-6:00		3	12	22	37	57	27	51	135	172	51	535	9	595	13	355	18	386

LOCATION	FORTY-EIGHTH ST. + GERMAN HILL RD				County Signal Number	260
	Recorder	Weather	Road Surface	Day of the Week	Date of Count	
A.M.	CT	CLEAR	DRY	THURSDAY	8/3/89	
P.M.	CT	CLEAR	DRY	THURSDAY	8/3/89	

PERCENTAGE TURNING MOVEMENTS & TOTAL VOLUMES

ROAD NAME		FORTY EIGHTH ST. N BOUND				FORTY EIGHTH ST. S BOUND				GERMAN HILL RD E BOUND				GERMAN HILL RD W BOUND				N+S+E+W TOTAL
		L	S	R	TOTAL	L	S	R	TOTAL	L	S	R	TOTAL	L	S	R	TOTAL	
TURNING	A.M.	13%	30%	57%	100%	23%	17%	61%	100%	9%	90%	1%	100%	2%	95%	3%	100%	N/A
MOVEMENT	P.M.	5%	37%	57%	100%	41%	22%	38%	100%	8%	90%	1%	100%	3%	92%	5%	100%	N/A
TOTAL	A.M.	7	16	30	53	19	14	51	84	34	341	4	379	12	602	19	633	1149
VOLUMES	P.M.	5	34	52	91	97	51	89	237	94	1032	15	1141	24	668	35	727	1939
GRAND TOTAL		12	50	82	144	116	65	140	321	128	1373	19	1520	36	1270	54	1360	3345
ESTIMATED ADT'S		NORTH 1813				SOUTH 866				EAST 9618				WEST 9646				

INTERSECTION: FORTY-EIGHTH ST. + GERMAN HILL RD

DESC. FORTY EIGHTH ST. IS A TWO LANE UNDIVIDED COUNTY RD. GERMAN HILL RD IS A TWO LANE UNDIVIDED COUNTY RD. WITH TWO APPROACH LANES IN EACH DIRECTIONS.

The signal functions as a 2 phase light. The cycle lengths in the morning averages 74 seconds and in the afternoon the cycle length averages approximately 75 .  
The peak hours were 7:30 to 8:30 A.M. and 5:00 to 6:00 P.M. The peak flow occurs on the W/B direction of GERMAN HILL RD during the A.M. peak hour and occurs on the E/B direction of GERMAN HILL RD during the P.M. peak hour.

LOADED CYCLES:

	N/B	S/B	E/B	W/B
X LOADS	N/A	N/A	N/A	N/A
TIME(A.M.)	*	*	*	*
X LOADS	N/A	N/A	N/A	N/A
TIME(P.M.)	*	*	*	*

REMARKS

THE LEVEL OF SERVICE IS

A

A = 0 %      C = 11 - 30 %      E = 71 - 85 %  
B = 1 - 10 %      D = 31 - 70 %      F = 86 - 100 %

BALTIMORE COUNTY BUREAU OF TRAFFIC ENGINEERING  
TRAFFIC MOVEMENT COUNT DATA

LOCATION 42ND ST. + GERMAN HILL RD

County Signal Number 7002180

Recorder	OFF	West. CLEAR			Road Surf. CR-			Day of the Week			Date of Count			4/10-15					
ROAD NAME		42ND			42ND			GERMAN HILL			GERMAN HILL			GERMAN HILL					
		W BOUND			E BOUND			W-B BOUND			E BOUND			W BOUND			E-W BOUND		
A.M. COUNT		L	S	R TOTAL	L	S	R TOTAL	TOTAL			L	S	R TOTAL	L	S	R TOTAL	TOTAL		
6:00-6:15		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:15-6:30		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30-6:45		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:45-7:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00-7:15		1	6	4	11	2	7	9	13	22	7	43	0	6	88	3	97	147	
7:15-7:30		2	3	6	11	6	9	7	21	34	1	41	0	6	88	4	103	163	
7:30-7:45		0	6	8	15	4	14	6	21	34	0	50	1	13	109	3	127	187	
7:45-8:00		1	6	6	15	4	12	7	21	41	0	50	1	13	103	5	127	193	
8:00-8:15		1	12	7	20	3	13	11	31	51	7	54	0	7	114	1	122	183	
8:15-8:30		1	6	10	16	7	9	6	21	36	1	48	0	7	98	4	99	151	
8:30-8:45		1	6	1	12	3	3	1	13	23	7	61	0	2	70	1	62	151	
8:45-9:00		0	3	10	13	4	1	6	10	23	0	48	1	1	57	1	59	167	
P.M. HOUR TOTALS																			
6:00-7:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00-7:15		1	6	4	11	2	7	9	13	39	7	43	0	6	88	3	97	171	
7:15-7:30		0	6	8	16	16	16	42	63	63	10	68	0	11	107	7	215	310	
7:45-7:45		0	13	16	26	14	30	22	61	102	19	135	1	26	190	10	232	437	
7:00-8:00		4	13	21	31	27	41	23	52	147	18	199	2	41	388	16	453	562	
7:15-8:15		4	29	17	60	21	48	31	100	165	28	109	5	42	425	13	480	723	
7:30-8:30		0	11	32	36	16	47	23	101	157	31	215	5	41	414	13	471	722	
7:45-8:45		1	11	28	35	14	35	24	60	157	28	227	7	31	384	11	453	639	
8:00-9:00		0	25	32	61	11	25	28	74	135	13	204	7	11	339	7	361	670	

Recorder	OFF	West. CLEAR				Road Surf. CR-				Day of the Week MON				Date of Count 4/10/95							
ROAD NAME		42ND				42ND				GERMAN HILL				GERMAN HILL							
		W BOUND				E BOUND				W-B BOUND				E BOUND							
P.M. COUNT		L	S	R	TOTAL	L	S	R	TOTAL	TOTAL				L	S	R	TOTAL	TOTAL			
3:00-3:15		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:15-3:30		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:30-3:45		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:45-4:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:00-4:15		1	3	18	22	13	9	12	33	55	12	127	1	5	112	3	120	130		315	
4:15-4:30		1	10	9	30	11	8	6	29	48	14	177	1	5	99	4	96	281		299	
4:30-4:45		0	7	14	21	10	10	10	31	51	20	125	1	4	82	4	92	238		291	
4:45-5:00		0	6	13	21	11	3	15	29	51	13	121	1	4	93	8	105	249		292	
5:00-5:15		2	9	14	35	22	7	11	40	65	17	150	2	5	93	3	100	279		344	
5:15-5:30		1	4	9	14	16	6	7	29	43	7	119	1	4	89	4	97	324		269	
5:30-5:45		1	5	12	21	16	9	11	36	57	9	103	3	3	76	5	94	204		261	
5:45-6:00		1	7	10	15	6	2	14	21	42	6	113	2	6	81	7	94	218		287	
P.M. HOUR TOTALS																					
3:00-4:00		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:00-4:15		1	3	18	22	13	9	12	33	55	12	127	1	5	112	3	120	260		315	
3:30-4:30		2	13	27	42	24	16	21	61	103	26	264	7	10	201	7	216	511		614	
3:45-4:45		1	20	31	63	34	26	33	93	136	43	287	4	14	288	11	310	749		935	
4:00-5:00		2	26	56	84	43	29	45	121	206	51	510	5	18	373	19	415	991		1197	
4:15-5:15		3	32	51	87	54	28	47	129	216	66	543	2	13	359	12	375	1010		1228	
4:30-5:30		3	36	52	91	35	11	45	100	211	57	523	3	17	359	12	384	987		1199	
4:45-5:45		1	17	30	41	16	20	44	100	216	47	509	7	16	381	17	423	949		1161	
5:00-6:00		1	25	42	72	11	24	40	127	207	33	601	2	13	337	18	373	723		1129	

LOCATION	48TH ST. + GERMAN HILL RD	Count- Signal Number	74002240
Recorder	Weather	Road Surface	Day of the Week
A.M. OBS	CLEAR	DRY	MON
P.M. OBS	CLEAR	DRY	MON
			Date of Count
			4/3/98

PERCENTAGE TURNING MOVEMENTS & TOTAL VOLUMES

ROAD NAME	48TH W BOUND				48TH E BOUND				GERMAN HILL E BOUND				GERMAN HILL W BOUND				N+E+W+V
	L	S	R	TOTAL	L	S	R	TOTAL	L	S	R	TOTAL	L	S	R	TOTAL	
TURNING A.M.	6%	43%	51%	100%	27%	34%	34%	100%	10%	87%	2%	100%	7%	90%	3%	100%	N/A
MOVEMENT P.M.	4%	33%	62%	100%	43%	21%	36%	100%	9%	90%	1%	100%	5%	71%	2%	100%	N/A
TOTAL A.M.	-	48	57	112	44	55	57	160	51	467	2	467	57	737	22	816	1561
VOLUMES P.M.	7	54	101	162	107	33	91	231	69	1011	13	1123	36	717	37	790	2726
GRAND TOTAL	14	102	158	274	151	118	148	417	120	1478	22	1590	93	1454	59	1606	3587

ESTIMATED ADT'S NORTH 2337 SOUTH 1562 EAST 10928 WEST 10811

ESTIMATED ADT'S ENTERING THE INTERSECTION ----- 12744

INTERSECTION: 48TH ST. + GERMAN HILL RD

DESC. 48TH ST. AND GERMAN HILL ARE BOTH TWO LANE UNDIVIDED COUNTY RDS.

The signal functions as a 2 phase light. The cycle lengths in the morning averages 69 seconds and in the afternoon the cycle length averages approximately 65 seconds.  
The peak hours were 7:30 to 8:30 A.M. and 4:15 to 5:15 P.M. The peak flow occurs in the W/B direction of GERMAN HILL during the A.M. peak hour and occurs in the E/B direction of GERMAN HILL during the P.M. peak hour.

LOADED CYCLES:

	N/B	E/B	E/W	W/S
% LIAOS	N/A	N/A	N/A	N/A
TIME(A.M.)	%	%	%	%
% LIAOS	N/A	N/A	N/A	N/A
TIME(P.M.)	%	%	%	%

REMARKS

THE LEVEL OF SERVICE IS A

A = 0 % C = 11 - 30 % E = 71 - 88 %  
B = 1 - 10 % D = 31 - 70 % F = 89 - 100 %

For updated list: DATE REVIEWED: APPROVED BY: CHECKED BY:



P=1

PANEL TV501

DATE: 12/11/95

## TRAFFIC VOLUME CONTROL SYSTEM

TIME: 13:42:46

## BROWSE COUNT RECORDS

STREET NO. : 5185 MILE POST : 0200 DIRECTION : 0

NAME : GERMAN HILL RD E OF DELVALE AVE

----DATE----		DAY	-----TOTAL-----										FM DATE	
12-1	1-2	2-3	3-4	4-5	5-6	----	6-7	7-8	8-9	9-10	10-11	11-12		
021776		TUE					7,600						870105	
0	0	0	0	0	0	AM	0	0	0	0	0	470		
540	510	670	900	1010	880	PM	720	520	410	440	300	230		
021876		WED					10,470						870105	
160	110	110	40	50	170	AM	520	710	460	400	400	460		
490	530	670	920	1040	870	PM	620	490	390	350	280	230		
021976		THU					2,400						870105	
170	130	70	40	50	190	AM	570	700	480	0	0	0		
0	0	0	0	0	0	PM	0	0	0	0	0	0		
061278		MON					1,110						870105	
0	0	0	0	0	0	AM	0	0	0	0	0	270		
580	10	630	980	910	890	PM	700	690	550	560	380	290		
061378		TUE					11,060						870105	
170	10	70	30	50	160	AM	480	700	590	380	470	540		
570	570	690	940	900	810	PM	740	640	550	500	390	10		

P=2

PANEL TV501

DATE: 12/11/95

## TRAFFIC VOLUME CONTROL SYSTEM

TIME: 13:42:46

## BROWSE COUNT RECORDS

STREET NO. : 5185 MILE POST : 0200 DIRECTION : 0

NAME : GERMAN HILL RD E OF DELVALE AVE

----DATE----		DAY	-----TOTAL-----										FM DATE	
12-1	1-2	2-3	3-4	4-5	5-6	----	6-7	7-8	8-9	9-10	10-11	11-12		
061478		WED					3,280						870105	
180	120	80	40	40	170	AM	500	730	360	390	470	0		
0	0	0	0	0	0	PM	0	0	0	0	0	0		
060980		MON					7,850						870105	
0	0	0	0	0	0	AM	0		0	0	0	0		
590	620	810	950	950	940	PM	730	680	560	420	330	270		
061081		TUE					11,390						870105	
170	40	40	30	50	170	AM	460	680	550	400	460	520		
590	550	740	940	950	880	PM	740	700	610	470	380	280		
061180		WED					3,780						870105	
170	70	50	30	40	150	AM	500	700	590	470	470	540		
0	0	0	0	0	0	PM	0	0	0	0	0	0		
060182		TUE					5,560						870105	
0	0	0	0	0	0	AM	0	0	0	0	520	580		
650	570	760	920	990	980	PM	690	500	440	380	320	260		

TIME: 13:42:46

BROWSE COUNT RECORDS

STREET NO. : 5185 MILE POST : 0200 DIRECTION : C  
NAME : GERMAN HILL RD E OF DELVALE AVE

DATE	DAY	TOTAL	FM DATE
12-1 1-2	2-3 3-4 4-5 5-6 6-7 7-8 8-9 9-10 10-11 11-12		
060288	WED	12,150	870105
110 30	50 30 30 150 AM	490 770 650 490 530 290	
660 590	760 890 990 1010 PM	790 710 610 570 380 370	
160388	THU	1,970	870105
130 100	80 30 30 160 AM	530 770 610 530 0 0	
0 0	0 0 0 0 PM	0 0 0 0 0 0	
060584	TUE	9,610	870105
0 0	0 0 0 0 AM	0 0 0 0 0 0	
680 610	740 900 1130 1140 PM	900 710 600 540 380 270	
060684	WED	12,750	870105
100 30	40 20 40 170 AM	520 740 680 510 550 570	
750 620	750 920 1070 1070 PM	840 740 640 540 360 240	
060784	THU	3,590	870105
140 70	70 30 30 160 AM	520 740 690 530 590 0	
0 0	0 0 0 0 PM	0 0 0 0 0 0	

P=N

DATE: 12/11/95

BROWSE COUNT RECORDS

STREET NO. : 5185 MILE POST : 0200 DIRECTION : C  
NAME : GERMAN HILL RD E OF DELVALE AVE

DATE	DAY	TOTAL	FM DATE
12-1 1-2	2-3 3-4 4-5 5-6 6-7 7-8 8-9 9-10 10-11 11-12		
131886	TUE	9,510	870105
0 0	0 0 0 0 AM	0 0 0 0 0 0	
640 660	630 520 1060 1090 PM	1050 870 740 540 470 350	
131986	WED	13,110	870105
050 100	50 30 30 150 AM	150 440 710 600 510 570	
700 630	700 820 1080 1190 PM	1160 590 790 600 440 310	
132086	THU	3,870	870105
220 120	100 70 30 30 AM	150 470 790 750 530 570	
0 0	0 0 0 0 PM	0 0 0 0 0 0	
092088	TUE	9,131	881004
0 0	0 0 0 0 AM	0 0 0 0 0 0	
715 631	768 1030 1074 1176 PM	891 682 502 550 309 166	
092188	WED	12,602	881004
90 70	56 38 38 183 AM	493 863 640 502 485 597	
674 612	787 959 1144 1077 PM	893 791 565 540 307 198	

P=N

DATE: 12/11/95

BROWSE COUNT RECORDS

STREET NO. : 5185 MILE POST : 0200 DIRECTION : C  
NAME : GERMAN HILL RD E OF DELVALE AVE

DATE	DAY	TOTAL	FM DATE
12-1 1-2	2-3 3-4 4-5 5-6 6-7 7-8 8-9 9-10 10-11 11-12		
092288	THU	3,000	881004
96 54	61 38 55 161 AM	544 884 664 423 0 0	
0 0	0 0 0 0 PM	0 0 0 0 0 0	
021390	TUE	2,832	900305
0 0	0 0 0 0 AM	0 0 0 0 0 0	
248 325	257 249 301 291 PM	223 197 168 108 67	
021490	WED	4,453	900305
33 19	14 5 22 100 AM	295 358 324 201 217 223	
248 288	250 264 285 279 PM	296 224 167 162 102 78	
021590	THU	1,161	900305
25 35	14 8 20 100 AM	258 345 317 0 0 0	
0 0	0 0 0 0 PM	0 0 0 0 0 0	

P=N

PANEL TV501

DATE: 12/11/95

## TRAFFIC VOLUME CONTROL SYSTEM

TIME: 13:46:08

## BROWSE COUNT RECORDS

STREET NO. : 5166 MILE POST : 1044 DIRECTION : 0

NAME : 48TH ST N OF GERMAN HILL RD

DATE	DAY	TOTAL	FM DATE								
12-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
111871	100				1,990						
0	0	0	0	0	0	0	0	0	0	0	100
110	110	150	160	10	240	210	17	120	101	60	90
111971	FR				2,920						
50	21	10	0	0	11	100	150	140	90	100	120
120	120	190	260	290	220	190	210	170	100	110	160
112071	SAT				2,660						
90	30	30	20	0	10	20	30	30	70	110	150
150	220	200	210	230	220	180	170	190	110	110	70
060278	WED				1,470						
0	0	0	0	0	0	0	0	0	0	100	100
90	130	130	140	150	140	150	110	80	60	50	30
060378	THU				1,950						
10	20	10	10	10	20	50	60	50	70	90	130
90	110	130	150	130	150	150	120	100	70	50	20

P=N

PANEL TV511

DATE: 12/11/95

## TRAFFIC VOLUME CONTROL SYSTEM

TIME: 13:46:08

## BROWSE COUNT RECORDS

STREET NO. : 5166 MILE POST : 0044 DIRECTION : 0

NAME : 48TH ST N OF GERMAN HILL RD

DATE	DAY	TOTAL	FM DATE								
12-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
080478	FRI				320						
10	10	10	10	10	50	70	80	70	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
060950	MON				1,550						
0	0	0	0	0	0	0	0	0	0	0	0
120	130	150	200	190	170	140	150	120	90	60	30
061081	TUE				2,190						
20	1	10	10	10	10	60	90	80	60	80	100
120	100	160	180	180	180	170	160	160	100	90	60
061180	WED				610						
40	10	10	0	10	10	50	100	90	90	90	110
0	0	0	0	0	0	0	0	0	0	0	0
060182	TUE				1,670						
0	0	0	0	0	0	0	0	0	0	120	140
130	120	150	160	160	160	150	90	80	60	50	40

P=V

PANEL TV501

DATE: 12/11/95

## TRAFFIC VOLUME CONTROL SYSTEM

TIME: 13:45:05

## BROWSE COUNT RECORDS

STREET NO. : 5166 MILE POST : 0044 DIRECTION : 1  
 NAME : 48TH ST N OF GERMAN HILL RD

DATE	DAY	TOTAL	FM DATE							
12-1 1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
060280	WED	1,681	870105							
20	10	10	10	AM	50	120	110	90	120	130
100	120	150	180	170	130	PM	50	0	0	0
060382	THU	440	870105							
0	0	0	0	10	AM	60	150	110	110	0
0	0	0	0	0	PM	0	0	0	0	0
060584	TUE	1,370	870105							
0	0	0	0	0	AM	0	0	0	0	100
150	110	130	170	180	180	PM	140	140	120	50
060684	WED	2,100	870105							
10	10	10	10	20	AM	50	130	100	110	120
120	80	130	160	170	180	PM	170	110	110	80
060784	THU	460	870317							
20	10	10	10	20	AM	60	110	110	100	0
0	0	0	0	0	PM	0	0	0	0	0

P=V

PANEL TV501

DATE: 12/11/95

## TRAFFIC VOLUME CONTROL SYSTEM

TIME: 13:45:05

## BROWSE COUNT RECORDS

STREET NO. : 5166 MILE POST : 0044 DIRECTION : 0  
 NAME : 48TH ST N OF GERMAN HILL RD

DATE	DAY	TOTAL	FM DATE							
12-1 1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
092084	TUE	1,542	881004							
0	0	0	0	0	AM	0	0	0	0	0
141	118	135	170	195	204	PM	155	155	128	59
092188	WED	2,381	881004							
19	0	5	0	10	AM	50	134	117	102	105
124	131	141	161	220	213	PM	195	126	131	72
092288	THU	458	881004							
17	9	10	6	1	11	AM	47	173	125	105
0	0	0	0	0	PM	0	0	0	0	0
022890	WED	1,768	900402							
0	0	0	0	0	AM	0	0	0	0	125
151	155	152	171	195	201	PM	207	144	105	87
030190	THU	2,423	900402							
13	5	8	2	5	10	AM	65	153	107	123
115	136	164	184	194	245	PM	151	161	124	100

P=V

PANEL TV501

DATE: 12/11/95

## TRAFFIC VOLUME CONTROL SYSTEM

TIME: 13:45:05

## BROWSE COUNT RECORDS

STREET NO. : 5166 MILE POST : 0044 DIRECTION : 0  
 NAME : 48TH ST N OF GERMAN HILL RD

DATE	DAY	TOTAL	FM DATE							
12-1 1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
030290	FRI	495	900402							
18	11	6	5	6	13	AM	62	140	133	101
0	0	0	0	0	PM	0	0	0	0	0

**PROTESTANTS  
EXHIBIT NO. 4**

**BARRY BLANK  
P.O. BOX 15091  
BALTIMORE, MARYLAND 21208**

**October 17, 1995**

**Dear Mrs. Augustine and Neighbors:**

Thank you all for taking the time to meet with my associates and I yesterday. This letter is to confirm the promises that I made. First, I have already contacted High's and insisted to them that they do not park any trucks in the alley way. We are also looking into the possibility of providing a loading zone alongside of the building (on 48th Street) by eliminating the two parking spaces. Next, I am hiring a lighting consultant to improve the lighting on the back of the building. Also, I will not proceed with my application to rezone the residentially zoned portion of my site (to BL). This will limit my building expansion to the commercially zoned portion of my site as discussed at our meeting. However, I would ask that you and your neighbors support me in any (reasonable) variance(s) that I may need so as not to have my parking extend into the residentially zoned portion of my site. Finally, as I discussed at the meeting I will add a covenant to my deed to be recorded in the Baltimore County Land Records that will never allow a liquor store at this site as long as the building is in existence. Hopefully, once all these solutions are implemented the building will no longer be a nuisance to the community.

Once again if you have any questions or comments please do not hesitate to call me.

Sincerely,



**Barry M. Blank**

PROTESTANTS  
EXHIBIT NO. 9

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

W. A. Mitchell 6941 German Hill Rd.

Harriet Mitchell 6941 German Hill Rd.

William L. Mitchell 6941 German Hill Rd.

Mary E. Lapetina 6943 German Hill Rd.

Sharon Kappeler 6939 German Hill Rd.

Robert Casper 6939 German Hill Rd.

Thomas Kalinowski 6923 German Hill Rd.

Shirley Kalinowski 6923 German Hill Rd.

Daryl Ward 6921 German Hill Rd.

6917 German Hill Rd.

Thomas Gentle

6913 German Hill Rd.

Wm. M. Hood

Joseph Mazzei 6909 German Hill Rd.

Sandra M. Mazzei 6907 German Hill Rd.

Joseph Esch 6911 German Hill Rd.

Evelyn Stoprich 6905 German Hill Rd.

Alice Webster 6901 German Hill Rd.

Walter McDonald 6907 German Hill Rd.

Mr. Thomas J. Gueck 6904 German Hill Rd.

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

W. Imyeh 6908 German Hill Rd  
Raitan 6910 German Hill Rd.  
Sandoff 6919A German Hill Rd.

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

Shyde A. Clark 637-48<sup>th</sup> St. 21224  
Mario A. Clark. 637- 48 Th. St. 21224  
Gillespie Augustine 641 Se 48<sup>th</sup> St 21224  
Honor A. Augustine 641-48<sup>th</sup> St 21224  
Mrs. Miriam Ruth- 645-48<sup>th</sup> St. 21224  
Mary Cannata 649 - 48 st 21224  
Frank Smith 645-48<sup>th</sup> St. 21224  
Herman T Ruth Jr 645-48<sup>th</sup> St. 21224  
Sarah Holthaus 651-48<sup>th</sup> St 21224  
Lucy & Vince Marzano 635 48<sup>th</sup> 21224  
Elizabeth Kraemer 633 48<sup>th</sup> St  
Phyllis Cannata. 651 48<sup>th</sup> St  
Lewi & Cannata. 651 50 48<sup>th</sup> St  
Marg Dattoli 653 48<sup>th</sup> St 21224  
Marjorie Jenguen 655 348 St. 21224  
Juahita Bailey 6442 German Hill Rd. 21402  
Donald G. Rivers 6442 German Hill Rd 21382  
Anna T Rivers 7002 German Hill Rd. 21222  
Mrs. Delvath Murray 6945 German Hill Rd 21222  
Charles Hays 6945 German Hill Rd.  
Agnes Hays 6943 German Hill Rd. 21222  
Peter A. Lapotina 6943 German Hill Rd. 21222



October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

MR & MRS B. F. Tulson	603	48 <sup>th</sup> ST.
Rose Yarnell	612	48 <sup>th</sup> St
Mr. & Mrs. Albert Amoszewski	610	48 <sup>th</sup> St
Sharon Beckett	608	48 <sup>th</sup> St
Aileen Rowe	606	48 <sup>th</sup> St.
Mary Gallagher	606	48 <sup>th</sup> St.
Jane & Timothy Kelly	618.	48 <sup>th</sup> St.
Mary A. Pried	617	48 <sup>th</sup> St.
<del>Larry Vince Mangano</del>	<del>635</del>	<del>48<sup>th</sup> ST</del>
Dick Johnson	619	48 <sup>th</sup> St.
Ed Hamburg	7109	Fair Ave.
Mr & Mrs. Alex Urban	605	- 48 <sup>th</sup> St.
Robin Rajewski	604	48 <sup>th</sup> St.
Janet R. Buttorf	621.	48 <sup>th</sup> St
Annith Semper	625	S. 48 <sup>th</sup> ST.
Kate Leempter	625	S. 48 <sup>th</sup> St.
Sandra Johnson	627	48 <sup>th</sup> St
Doug L. Johnson	627	48 <sup>th</sup> St.
Bo L. Johnson	615	S. 48 <sup>th</sup> ST.
Mary L. Johnson	613	S. 48 <sup>th</sup> St.

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

John L. Penland Jr. 611 48th St

Debbie Shaffer 616 48th St

Ruth Buske 616 48th St

Constance Cloninger 625 48th St

Russell J Cloninger 625 48th St

Alvin Sealander 625 48th St

Joyce Kling 634 48th St

Warren Kling Sr. 634 48th St

Anthony Madroto 637 48th St

Mrs. Gutsinette Madroto 637 48th St

Myron C. Kling 637 48th St

Mr. Jeff W. Kling 637 48th St

Stanley Szymanski 652 S. 48th St.

Roger Boothe 656 S. 48th St

Helen Boothe 656 S. 48th St

Michael Nicolowski 657 S. 48th St

Barbara Leno 657 S. 48th St

Janice Kraft 657 S. 48th St

Mr. & Mrs. Lorne Leno 657 S. 48th St

(SIGNED)

Mr & Mrs  
Lauree & Ron Bartkowiak 654 S 48th St  
Catherine Browner 632 S 48th St.  
Sharon Val Dijkstra 642 48th Street  
Catherine McCall 636 S 48th St

Julia Keen 650 S. 48th St

Kathy Hall 643 48th St

Richard L. Klawns 647 48th St.

Peggy Sovine 629 48th St.

Kathy Sovine 629 48th St

Mr. & Mrs. Martha & Joe Lipinski 606 47th St. 21224

Mr. & Mrs. Majka 647 S. 48th St. 21224

Theresa M. Nowicki 639 S. 48th St. 21224

George E. Fatt - 640 S. 48th St. 21224

Pauline P. Fatt - 640 S. 48th St. 21224

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

Diane Wegericki 720 S. 49th St. Balto, Md 21224  
Stanley E. Wegericki 720 SOUTH 49th ST. Baltimore, MD. 21224

Salvatore J. Amato 718 S. 49th Balto. Md. 21224

Marlene V. Grubowski 708 S Balto Md. 21224  
Shelma & John Thompson 704th Balto Md 21224

Sandy & Tony Ali Kocio 702 S 49th St. Balto, Md. 21224

Carrie Ali Kocio 712 S. 49th St. Balto, md. 21224

Angel Crawford 700 S. 49th Balt. MD 21224

Anthony Brown 700 S. 49th Balt. MD 21224

Rickey Hall 703 S 49th 21224

Charles R. Allen 7209 Fair 21224

Tony Gargio 711 49th 21224

Melodie Walker 715 S 49th St 21224

Victor Oboora 713 S. 49th ST 21224

Anna Oboora 715 S. 49th ST 21224

October 17, 1995

PETITION

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

Hazel Buckholz  
Barbara McDonald

723 S. 49<sup>TH</sup> St. 21224

710 S 49th St 21224

Ret Ex #5

5412

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, HENRY JOHN WEBER ..... legal owner .. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A-6 ..... zone to an A-1 ..... zone; for the following reasons:

MAF  
#12  
SEC. 4A  
BL  
12/20/61

For the erection of stores.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for .....

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, Henry John Weber agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

*Henry John Weber*  
Legal Owner

Contract purchaser

Address .....

Address... 571A Hartford Road .....

Baltimore 16, Maryland .....

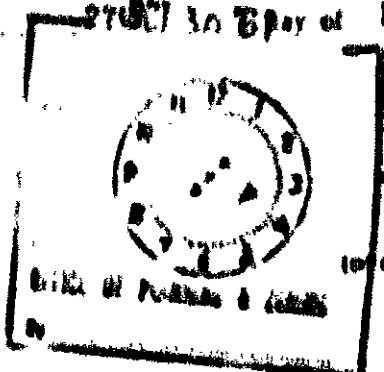
Smolin & Bessien  
Petitioner's Attorney

Protestant's Attorney

Address Campbell Building  
Towson 4, Maryland

ORDERED: By The Zoning Commissioner of Baltimore County, this 30th day

of October, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of December, 1961, at 3:00 o'clock P.M.



*[Signature]*  
Zoning Commissioner of Baltimore County

30th  
12/20/61

Pursuant to the advertisement, posting of property, and public hearing on the above petition and  
appearing that by reason of..... this property was originally zoned..... and  
hereby as such on July 2, 1953, and should now be returned to its original  
status. Therefore:

the above reclassification should be had, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of JANUARY, 1961, that the herein described property or area should be and the same is hereby reclassified, from A-1 to R-1, and/or the Special Exception for..... granted, from and after the date of this order.

  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of....., 1961, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a..... zone, and/or the Special Exception for..... be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Pet Ex #5



ST.

ST.

PROPERTY ZONE BL  
USE RESIDENTIAL  
PORTAGES.

40TH

40TH

RD.

GERMAN



W. C. Warren

PROPERTY ZONE BL

12TH ELECTION DISTRICT

PROPERTY 23,100<sup>±</sup>

EXISTING USE OF PROPERTY-VACANT

PARKING DATA

BUILDING 4,350 SQ. FT.  
ONE PARKING SPACE FOR EACH 200 SQ. FT.  
22 PARKING SPACES REQUIRED  
22 PARKING SPACES SHOWN  
PARKING SPACES 9'X18'

LIGHT STANDARDS  
AND DIRECTION OF LIGHT  
ILLUMINATION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

**WILLIAM MONK, INC.**

SITE PLANNING/DESIGN • ZONING • DEVELOPMENT SERVICES

**6820 GERMAN HILL ROAD  
BALTIMORE CO., MD.  
PARKING COUNT**

DATE: December 6, 1995 (Wednesday)

CONDITIONS: Clear, cold (45 degrees)

BUILDING VACANCY: 0%

**PETITIONER'S  
EXHIBIT 6**

<u>TIME</u>	<u>PM</u>	<u>COUNT</u>	<u>TIME</u>	<u>PM</u>	<u>COUNT</u>
12:00		4	4:30		8
12:15		3	4:45		7
12:30		3	5:00		5
12:45		5	5:15		4
1:00		4	5:30		5
1:15		6	5:45		6
1:30		4	6:00		7
1:45		4	6:15		5
2:00		4	6:30		4

**AVERAGE: 5.1**

**CAPACITY: 22**

**% CAPACITY: 23%**

\* NOTE: MOST CARS ON LOT AT ANY ONE(1) TIME WAS 9.

# **WILLIAM MONK, INC.**

**SITE PLANNING/DESIGN • ZONING • DEVELOPMENT SERVICES**

**6820 GERMAN HILL ROAD  
BALTIMORE CO., MD.  
PARKING COUNT**

**DATE:** December 9, 1995 (Saturday)

**CONDITIONS:** Cloudy, snow on ground (40 degrees)

**BUILDING VACANCY:** 0%

<u>TIME</u>	<u>PM</u>	<u>COUNT</u>	<u>TIME</u>	<u>PM</u>	<u>COUNT</u>
12:00		3	4:30		6
12:15		6	4:45		6
12:30		4	5:00		9
12:45		4	5:15		4
1:00		2	5:30		8
1:15		6	5:45		8
1:30		6	6:00		7
1:45		5	6:15		9
2:00		6	6:30		7

**AVERAGE:** 5.9

**CAPACITY:** 22

**% CAPACITY:** 27%

**\* NOTE: MOST CARS ON LOT AT ANY ONE(1) TIME WAS 11.**

Baltimore County Government  
Department of Permits and  
Development Management



111 West Chesapeake Ave.  
Towson, Md. 21204

(410) 887-3321

November 20, 1995

Mr. Barry Blank  
3748 Greenway Lane  
Owings Mills, Maryland 21117

RE: German Hill Road Property  
6820 German Hill Road  
DRC Number 11135B, Dist. 12C7

Dear Mr. Blank:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on November 13, 1995 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171(a)(7).

RECEIVED

Mr. Barry Blank  
German Hill Road Property  
November 20, 1995  
Page 2

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 20th day of November, 1995, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for a building permit, your application will therefore be approved subject to the conditions set forth above.

Sincerely,



Arnold Jablon  
Director

AJ:DTR:KAK:aw  
c: Larry Pilson  
Susan Wimbley  
File



Four music students from Patapsco High School & Center for the Arts (from left) Anita Lyden, Rebecca Woods, Jeannie Albrecht & Angie Netro, will perform with the All-County Band & Orchestra at the Meyerhoff Symphony Hall on January 14.

## Alliance Fundraiser



The Alliance, a non-profit organization serving people with disabilities in the Greater Baltimore area, held its sixth annual fundraiser at Martin's Eastwood on September 29. Over \$12,000 was raised by friends & supporters of the Alliance. Pictured with Alliance president Kali Mallik (front, left) are Alliance supporters (front, right) Donald Vrooman, (back, from left) Joseph Flack, Paul Causey, Mary Anne Brennan & Chad Casserly.

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**The Medicine Shoppe**

(formerly Fedder's)

201 WISE AVENUE • **284-0700**

HOURS: TUES., WED. & FRI., 9:30-5:30 •  
MON. & THURS., 9:30-6:30 • SAT., 10-1

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# VIDEO ATTRACTIONS & TANNING SALON

6218 EASTERN AVENUE

## GRAND RE-OPENING

**SATURDAY, NOVEMBER 18TH**

ALL RENTALS  
MOVIES & GAMES

**95¢**

20-MIN. TANNING  
SESSION

**95¢**

95¢ SPECIALS GOOD  
AT BOTH LOCATIONS

- LARGE NEW RELEASE SECTION • NEW MOVIES ARRIVE EVERY WEEK • RESERVE YOUR MOVIES EARLY (FREE)!
- TUES. & THURS. — RENT 2, GET 3RD FREE! • ALL GAMES - EVERYDAY - RENT 2, GET 3RD FREE!
- SENIOR DISCOUNTS • MATINEE SPECIAL \$1.00 • NEW & USED MOVIES FOR SALE

Happy Thanksgiving Day!  
MOVIES RENTED WED. ARE  
DUE BACK FRI.  
(Closed Thanksgiving Day)

— OPEN 7 DAYS • 9 A.M. - 10 P.M. —  
6920 GERMAN HILL ROAD 6218 EASTERN AVE.  
**282-4789 633-2808**

LOTTERY  
(EASTERN  
AVE.  
STORE)

FRI., SAT. & SUN.  
ANY 3 RENTALS  
**\$4.50** + TAX

with this coupon • exp. 12/31/95 • DE

ANY  
RENTAL  
**95¢** + TAX

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1-MONTH TANNING  
UNLIMITED  
**\$24.99** + TAX

GREAT GIFT IDEA!  
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NEW MEMBER SIGN-UP  
GET ACQUAINTED  
**3 FREE  
RENTALS**

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MICROFILM EXHIBIT NO. 6



Attorney General's Docket

by J. Joseph Curran Jr.,  
Attorney General of Maryland

Playing It Safe: Guarding  
Against Toy-Related Injuries

Over the years, U.S. Consumer Product Safety Commission standards have greatly improved toy safety. Today, manufacturers must comply with federal toymaking regulations on such things as small parts that could lodge in the throat, sharp points & edges, paint & toxic materials.

Toy manufacturers are responsible for assuring their toys meet CPSC regulations; however, the CPSC does not approve specific toys for sale to consumers. When the CPSC identifies dangerous toys, it issues a recall notice to remove them from the marketplace. Manufacturers may also be subject to fines for selling toys that violate CPSC regulations.

The CPSC often learns about dangerous toys from consumers who report injuries or deaths, & by conducting on-site inspections of manufacturers & importers to check for compliance with regulations. But even after a dangerous toy has been recalled by the CPSC, consumers who previously purchased the toy are not individually notified about the recall.

The majority of toys on the market are safe if bought for the appropriate age child & used as intended. However, despite governmental & industry efforts, the next toy you buy at a toy store or a garage sale could pose a danger to your child, as could a toy that is in your child's toy box. Of course, you cannot encase your child in a bubble. But you can & should take every precaution to minimize the risks your infant, small child & even preteen may encounter.

Put simply, you must learn how to identify dangerous toys & then select toys carefully. In addition to avoiding dangerous toys, it is also important to supervise your child's activities in your own home & outside your home — where your child trades & plays with toys you didn't select. Some general guidelines are described below, along with resources for more detailed information.

Baby Toys

Choking continues to be the cause of the largest number of toy-related deaths, according to the CPSC. An infant's mouth & throat are extremely flexible & can stretch to hold larger shapes than you'd expect. Always make sure an infant's toys are bigger than your child's fist. Keep in mind that to a young child, everything is a toy.

**Toy Chests**  
Any toy chest should be designed & intended for holding toys. Most new toy chests are. If you are buying one, whether new or used, get the type with a spring-loaded lid support that will keep the lid open in any position & will not require adjustment. Or select one with sliding panels, a lightweight, removable lid, or no lid at all. The chest should have holes or spaces in front, sides or under the lid to provide ventilation.

**Toys on Wheels**  
Bicycles are a major source of childhood injury. Of the 604,000 bicycle-related injuries treated in emergency rooms in 1993, two-thirds involved children.

Any child old enough to pedal a bike or ride with you in a bike child seat needs a helmet. Maryland law now requires anyone younger than 16 to wear a helmet when riding a bicycle.

Be sure the two-wheelers you buy properly fit your child or they'll find them difficult to control. The CPSC recommends that children younger than six ride a bike only under adult supervision. Children younger than nine lack the skills to avoid dangerous traffic situations & should stay away from streets.

Skateboards & in-line skates can also be hazardous, especially if children don't wear helmets & other protective equipment. Be sure to supply safety equipment with the bike, skateboard or skates & insist they be worn.

**Age Grading Toys**  
Toy manufacturers follow the age-grading guidelines of the CPSC, which consist of four main criteria.

- The physical ability of a child to handle & play with a toy;
- The mental ability of the child to understand how to use a toy;
- The play needs & interests of youngsters at various stages of their development; &
- The safety aspects of a toy.

When a manufacturer recommends that a toy not be given to a child under a certain age, follow that advice no matter how "advanced" your child may be. The age recommendation on the package of a toy is a *minimum* one. When a label says "not recommended for children under eight years of age," that does not mean that every eight-year-old is mature enough to use it safely.

**Guidelines for Choosing Safe Toys**  
Even the most cautious parent sometimes buys a poorly

designed toy or children's accessory, or selects something inappropriate. Child safety advocates have developed some guidelines for safe toy buying. You can minimize dangers by following these rules:

- Read the label & follow the manufacturer's age recommendations.
- Avoid over-complicated toys. Be certain you — & when necessary, your child — understand the directions or instruction on a toy.
- Avoid toys with sharp edges, small parts or strings.
- Check on what material is inside stuffed toys. Beans, chopped walnut shells or little plastic pellets can cause accidents if the toy is torn open & they fall out.
- Inspect older toys for wear & tear.
- Every toy isn't for every tot. Teach your older children to keep their toys out of reach of younger children.

Want to Learn More?

For a more in-depth explanation of how to choose safe toys, including toll-free phone numbers for many toy manufacturers, order the Consumer Protection Division's free, six-page brochure *Playing it Safe*. To order a single copy, send a self-addressed, stamped business-size envelope to: Consumer Protection Division, 200 St. Paul Place, Baltimore, MD 21202. Ask for *I'll Buy That!* Issue 11 on toy safety.

Self-Help Groups

Al-Anon.....	832-7094
Cancer Support Group.....	335-7798
Chemical Dependence Anonymous.....	477-6060
Chronic Pain Support.....	675-8417
Compassionate Friends.....	321-7053
Debtors Anonymous.....	825-7455
Eczema/Psoriasis Support Group.....	285-9806
Gambler's Anonymous.....	377-3889
Narcotics Anonymous Hotline.....	947-8028
Nar-Anon.....	477-8563
Overeaters Anonymous.....	764-3136
Parents Anonymous.....	243-7337
Stepfamilies Group.....	882-5840
Substance Abuse Treatment...(weekdays)	887-7344

HOTLINE & INFORMATION NUMBERS

Air Pollution Violations.....	631-3215
(emergency).....	243-8700
Animal Control.....	887-5961
Animal Damage Control Hotline.....	1-800-442-0708
Catch-A-Poacher Program.....	1-800-625-6124
Daily Air Quality Report.....	631-3247
Family Crisis Center Hotline.....	828-6390
Family Information & Assistance.....	887-0600
Fish Kills & Algae Blooms (day).....	974-3238
(nights & weekends).....	243-8700
Hazardous Material & Oil Spills (day).....	333-2950
(nights & weekends).....	974-3551
Odor Control.....	631-3215
(nights & weekends).....	243-8700
Poison Control.....	528-7201
Public Sewage Leaks/Overflows (day).....	631-3632
(nights & weekends).....	243-8700
Survivors Of Incest Anonymous.....	282-3400
Water Pollution Violations (day).....	631-3386
(nights & weekends).....	974-3551

Put Yourself in the  
Marketplace, in the **Classifieds**

MAIL YOUR AD IN  
\$5 FIRST 10 WORDS • 50¢ EACH ADDITIONAL WORD

Send Check Or Money Order Payable To  
**THE DUNDALK EAGLE** *Please Do Not Send Cash*  
**DUNDALK EAGLE**

4 N. CENTER PLACE • P.O. BOX 8936 • DUNDALK, MD 21222

ALL CLASSIFIEDS MUST BE PREPAID  
(PAYMENTS NON-REFUNDABLE)

DATE TO RUN: \_\_\_\_\_ AMT: \_\_\_\_\_  
PRINT AD HERE

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

FEELIN'  
—FIT!—

If you find yourself becoming ill often, along with your co-workers, you may be working in what is known as a "sick building." These are structures which contain a significant amount of spores continually infecting its inhabitants. If this is your situation, contact the appropriate company official or go directly to the appropriate state health/labor department to have an investigation conducted.

Eagle Scrapbook

The following stories are taken from the November 20, 1975, issue of The Eagle.

A VARIETY SHOW called "Let's Get Together at Thanksgiving" was held at Dundalk High School to benefit the Dundalk Division of the American Cancer Society. Puppeteer Kevin Clash, who at 15 already had appeared several times on *Romper Room*, was one of the featured attractions on a bill that also included the Jean Kettell Dancers, the Sikorsky brothers circus act & singers Carolyn Smith, Stan Anderson & John Tumminello.

TWO STUDENTS from local high schools were chosen to serve as pages in the Maryland General Assembly. Raymond Sacchetti of Dundalk & Peggy Shifflet of Patapasco were among a dozen Baltimore County youths who ran errands, delivered messages & performed other services for state legislators.

Petitioner's  
Exhibits 4A-4D

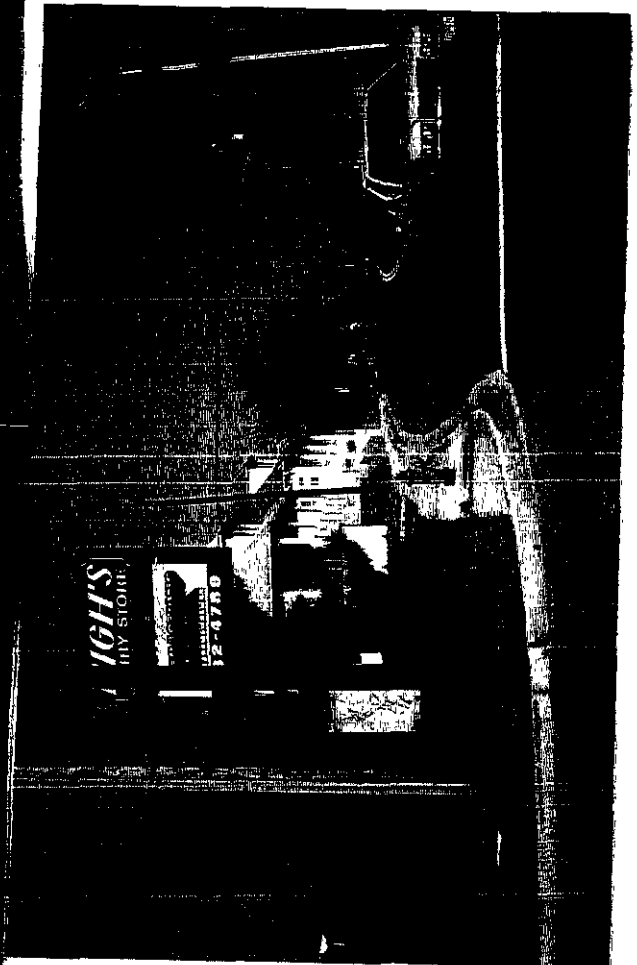
photographs in  
Case 96-194-A

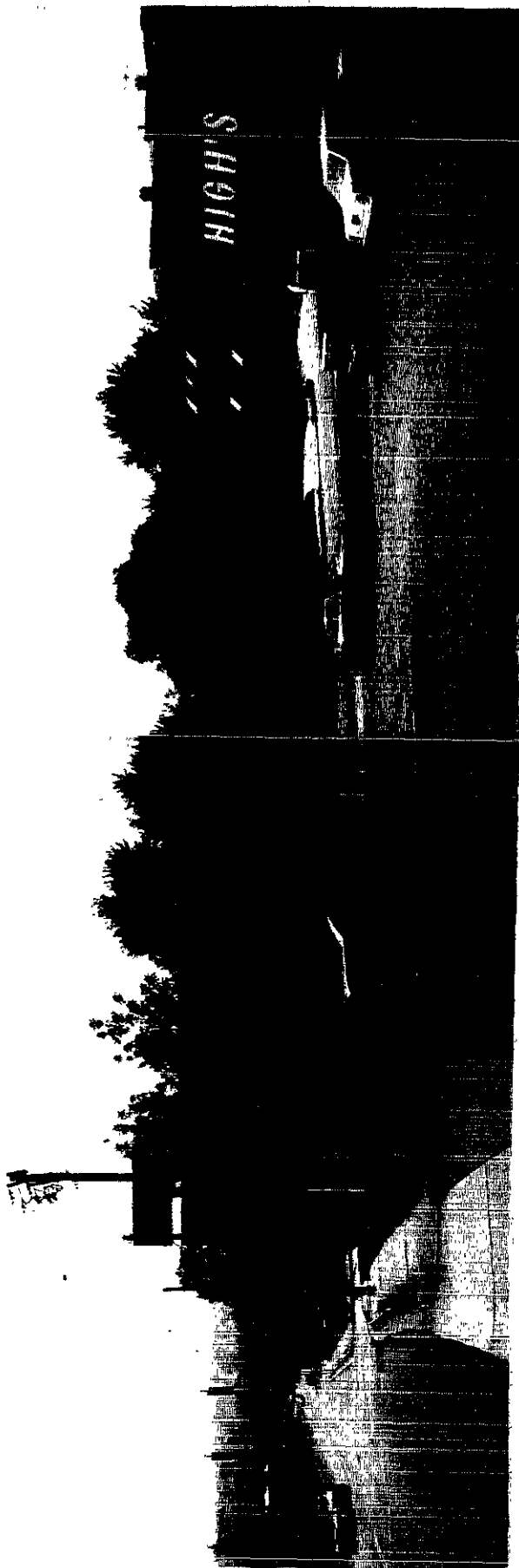
Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

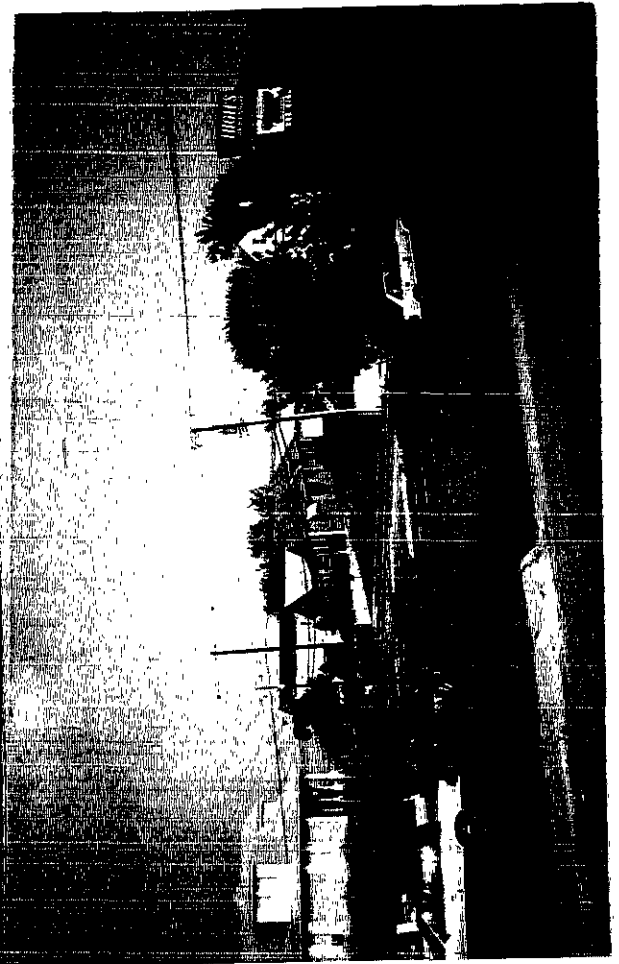
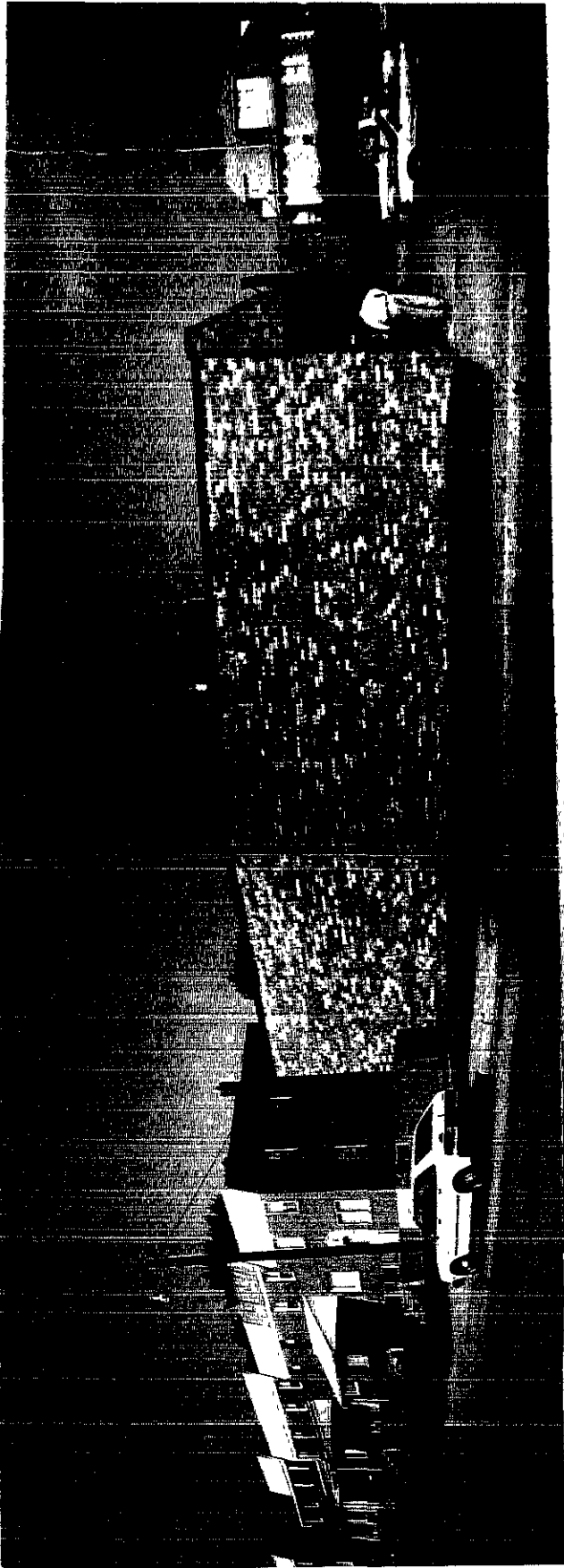




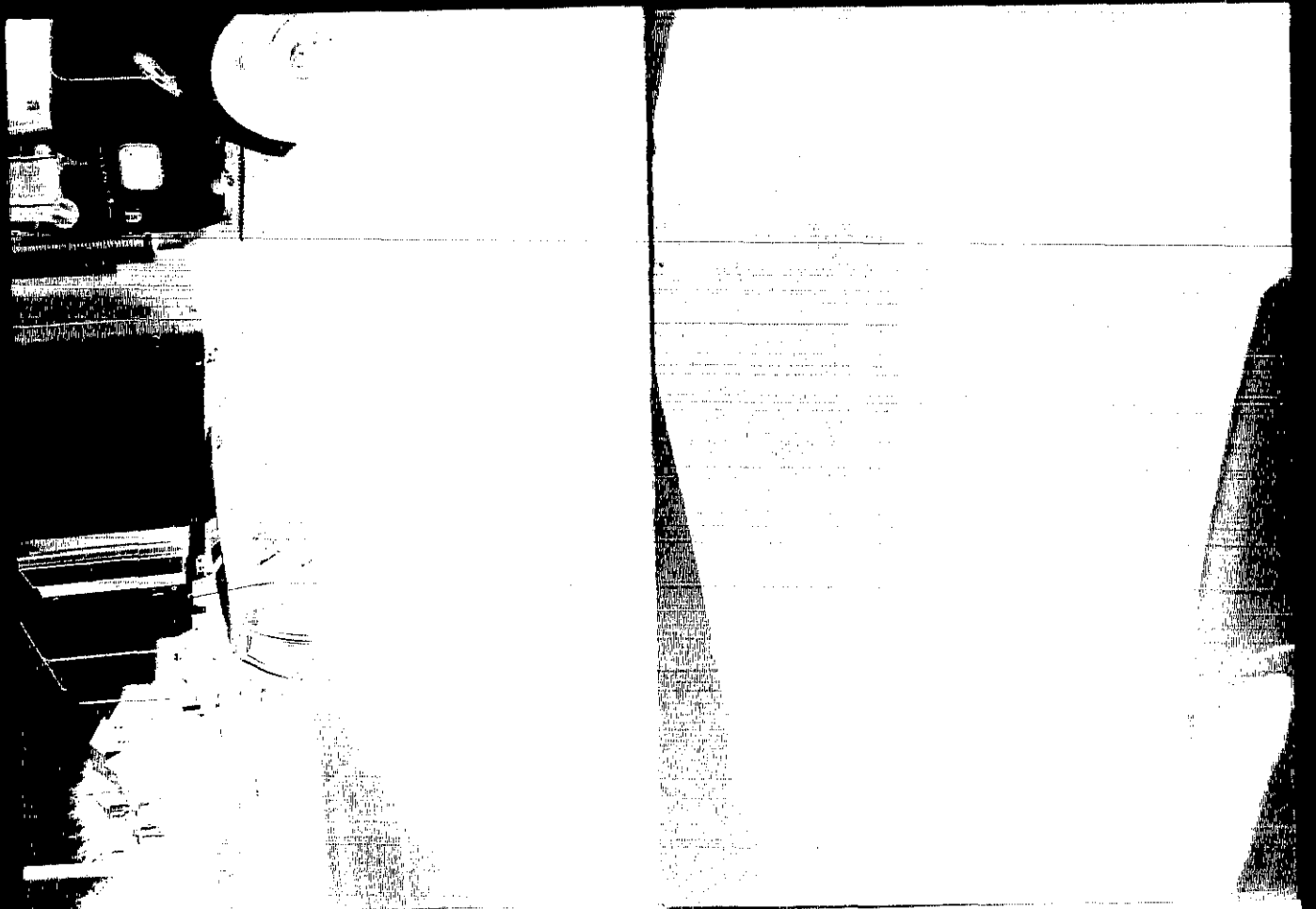


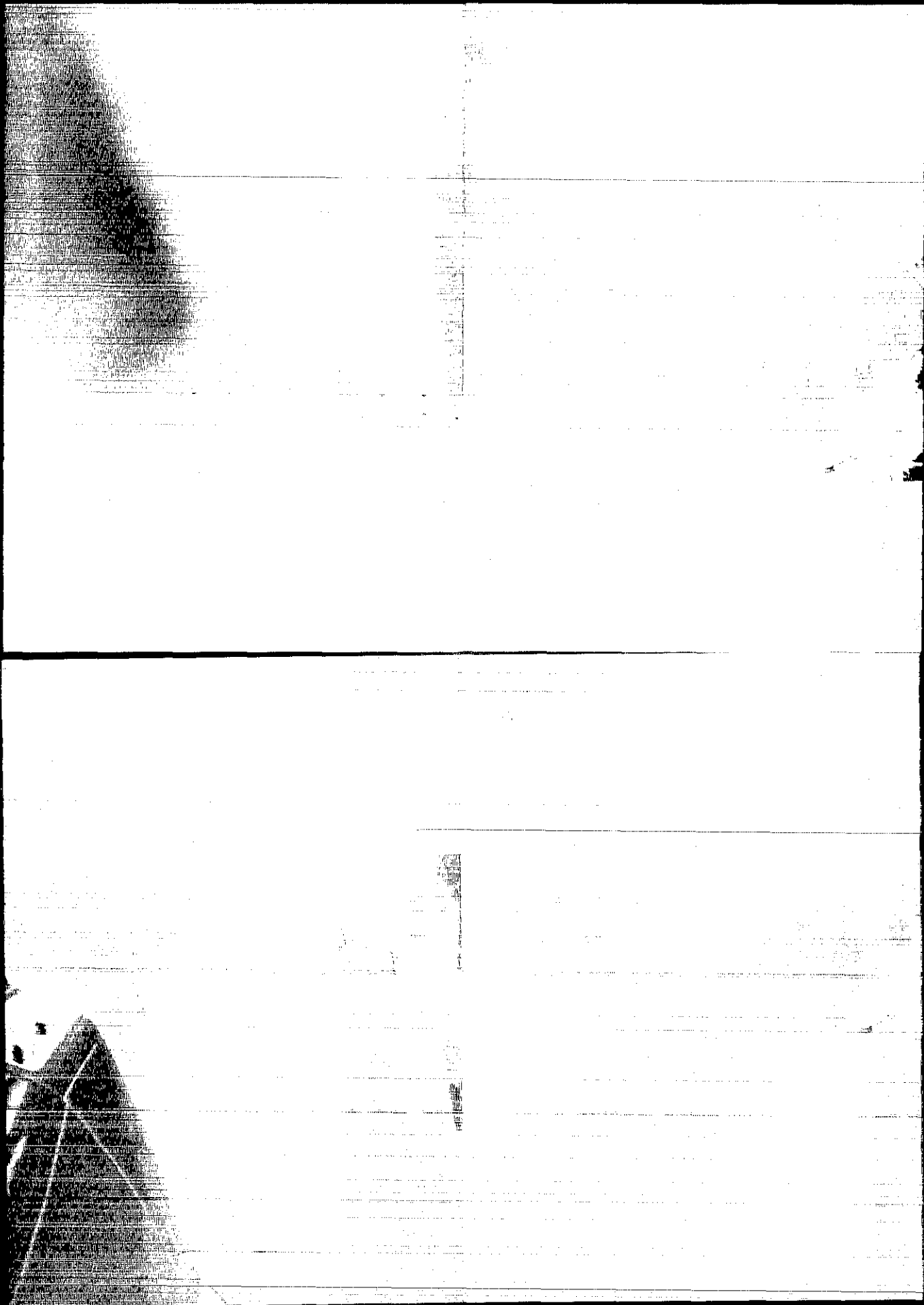


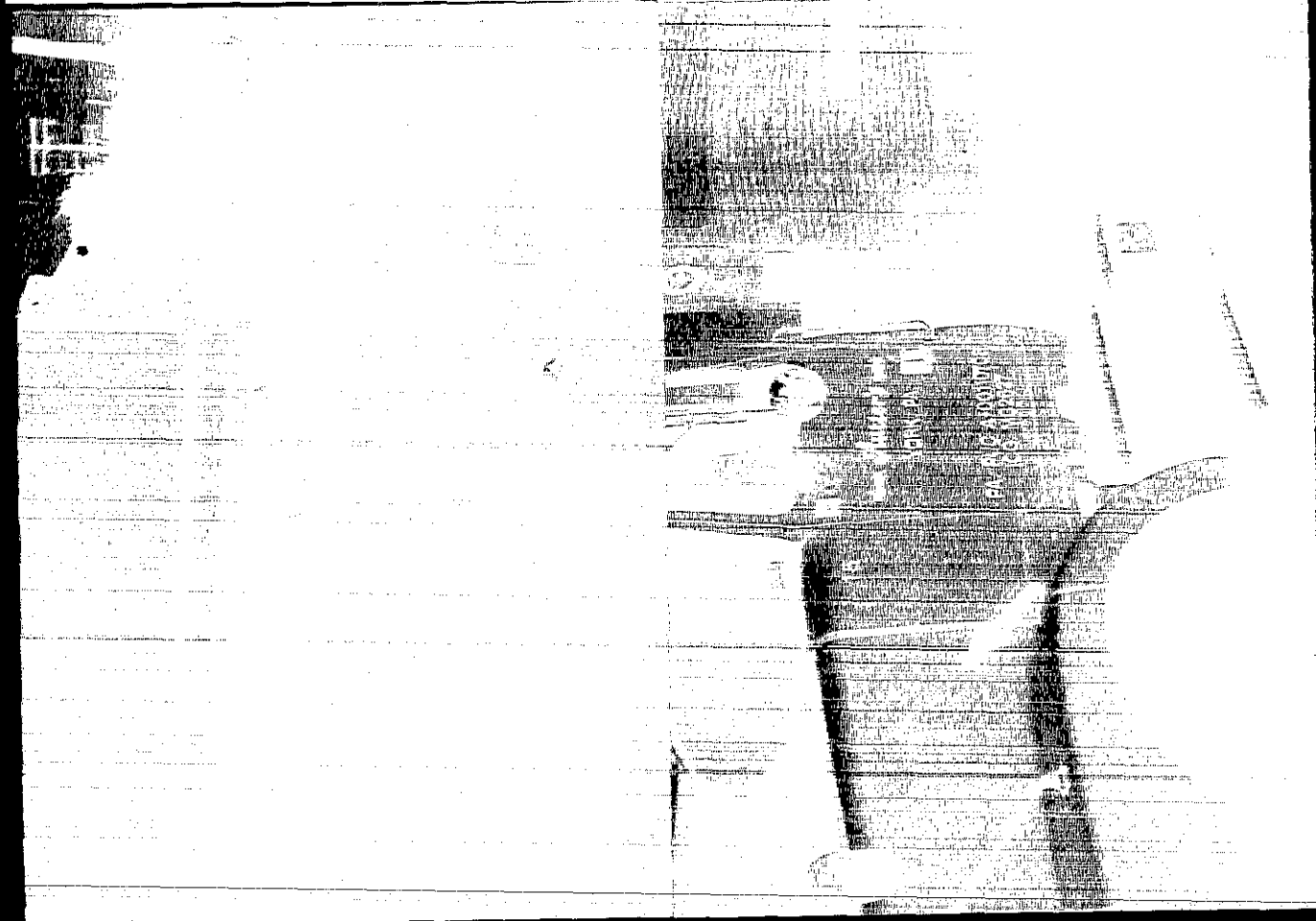
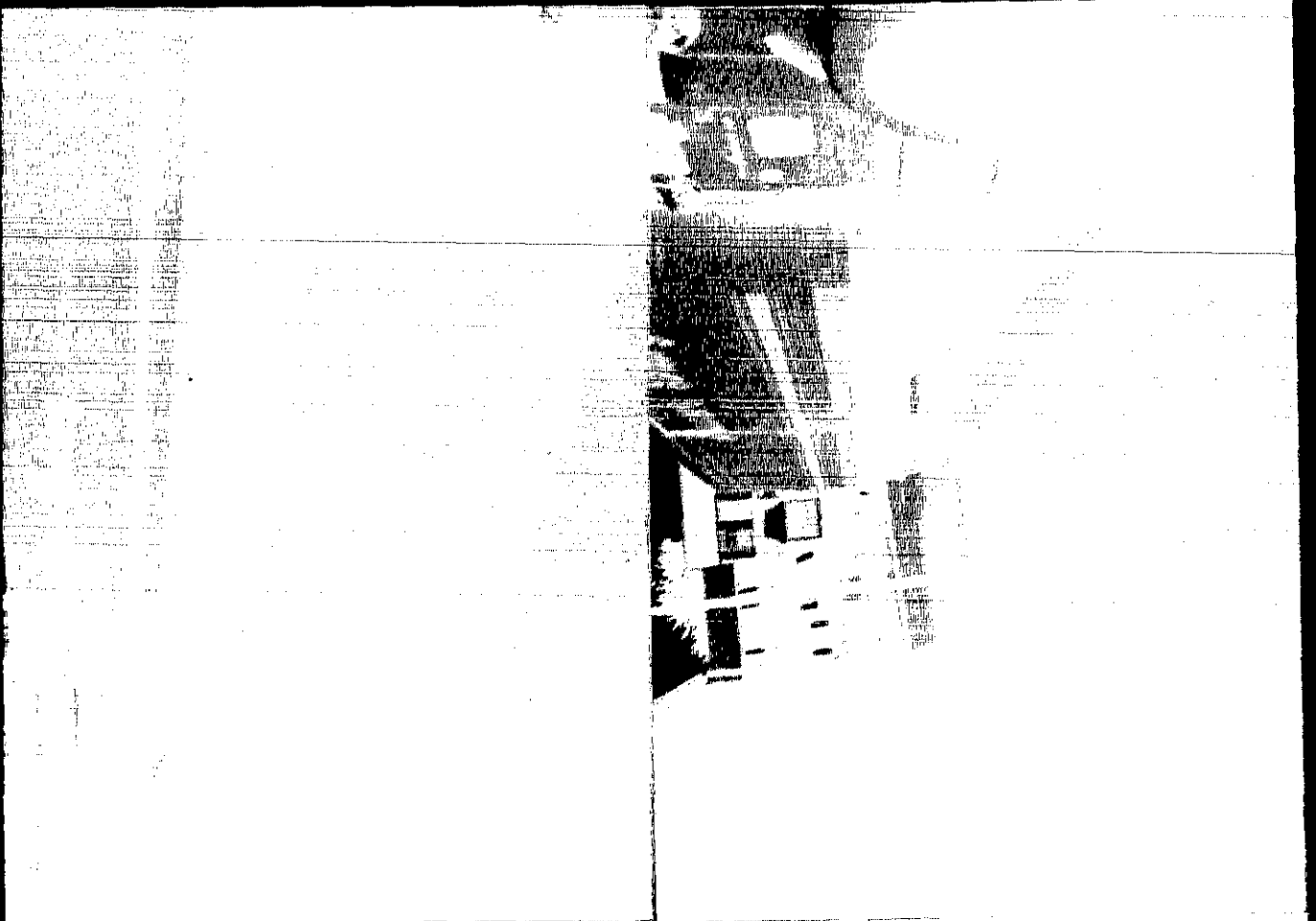




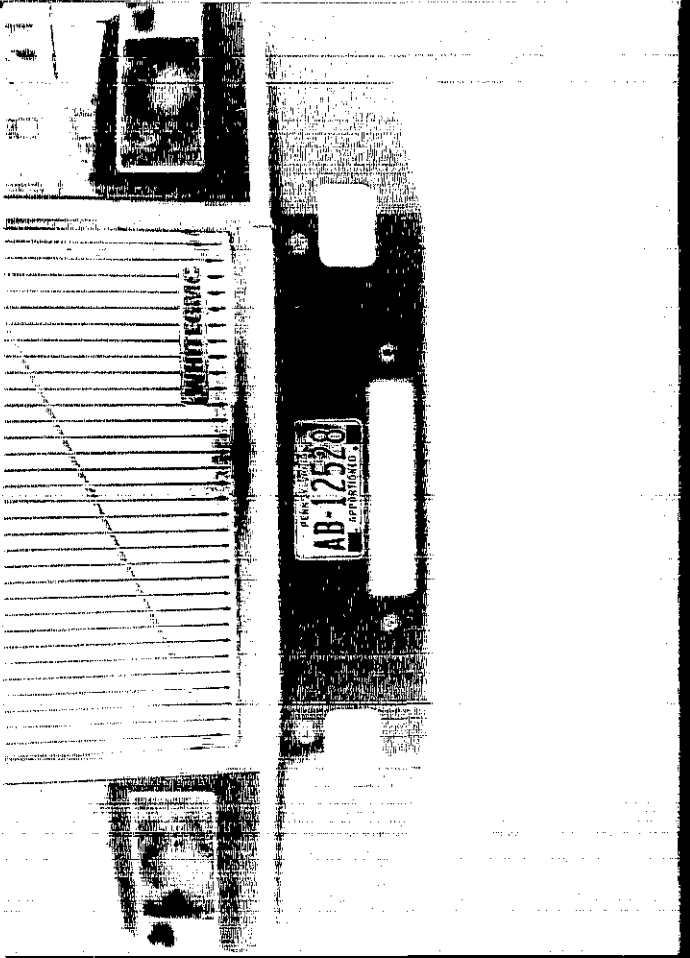
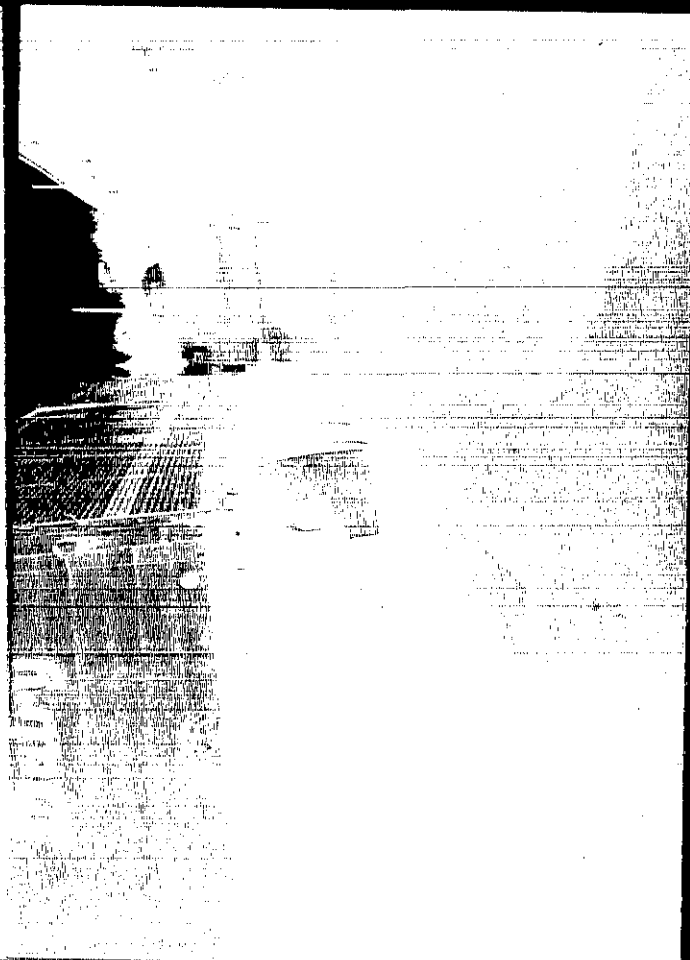


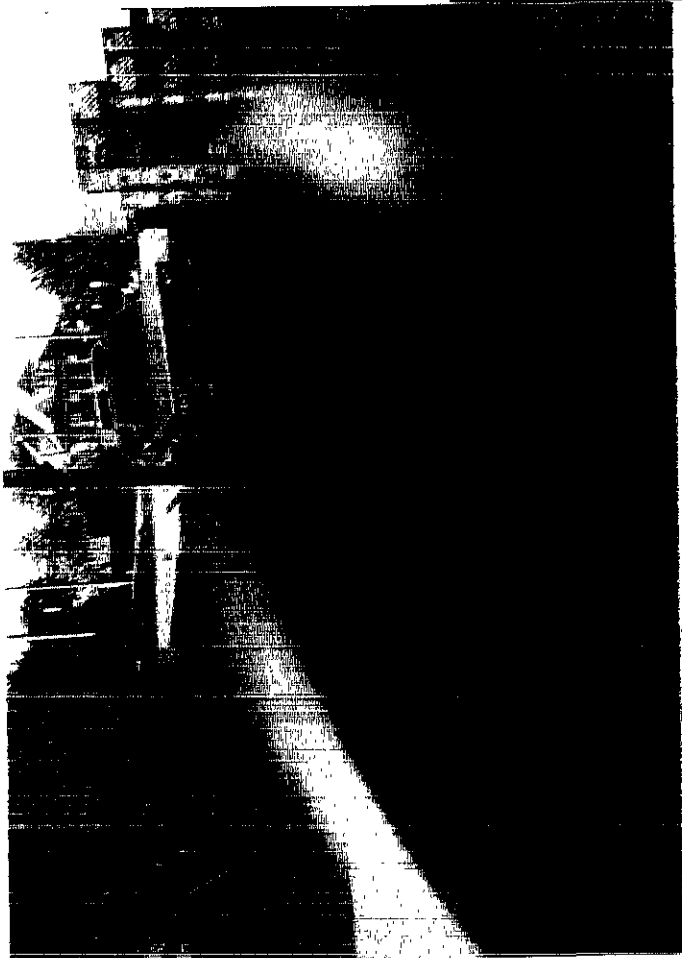


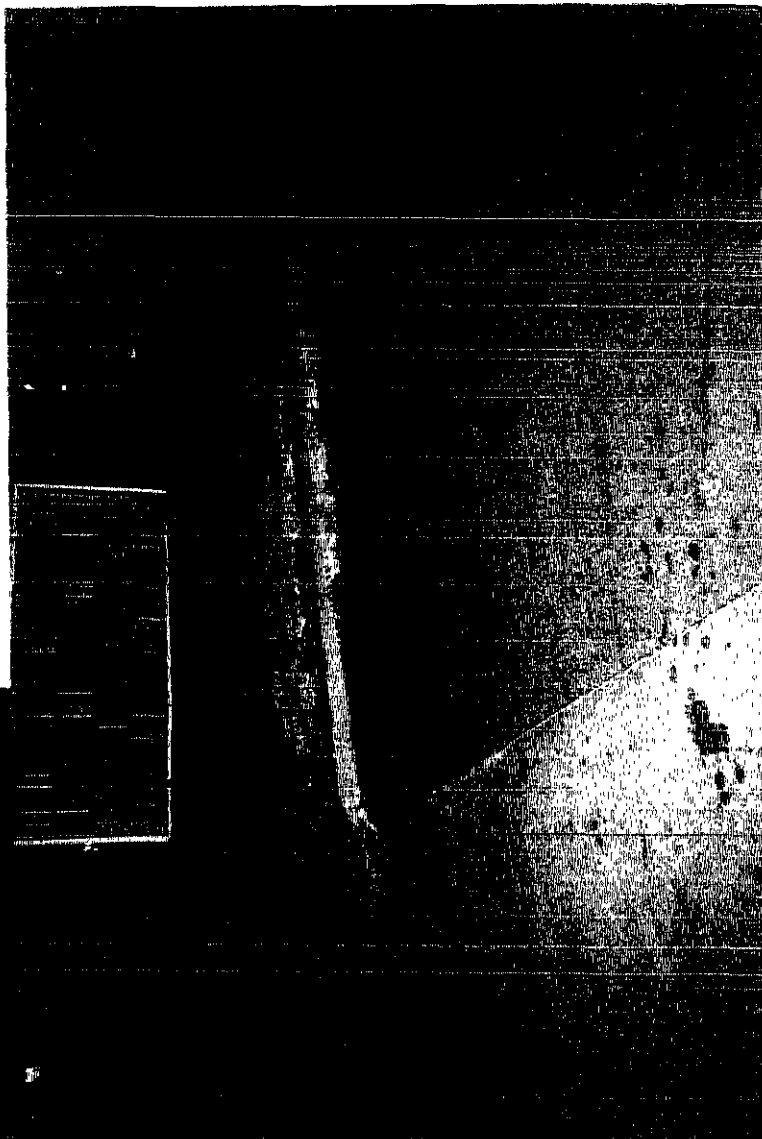


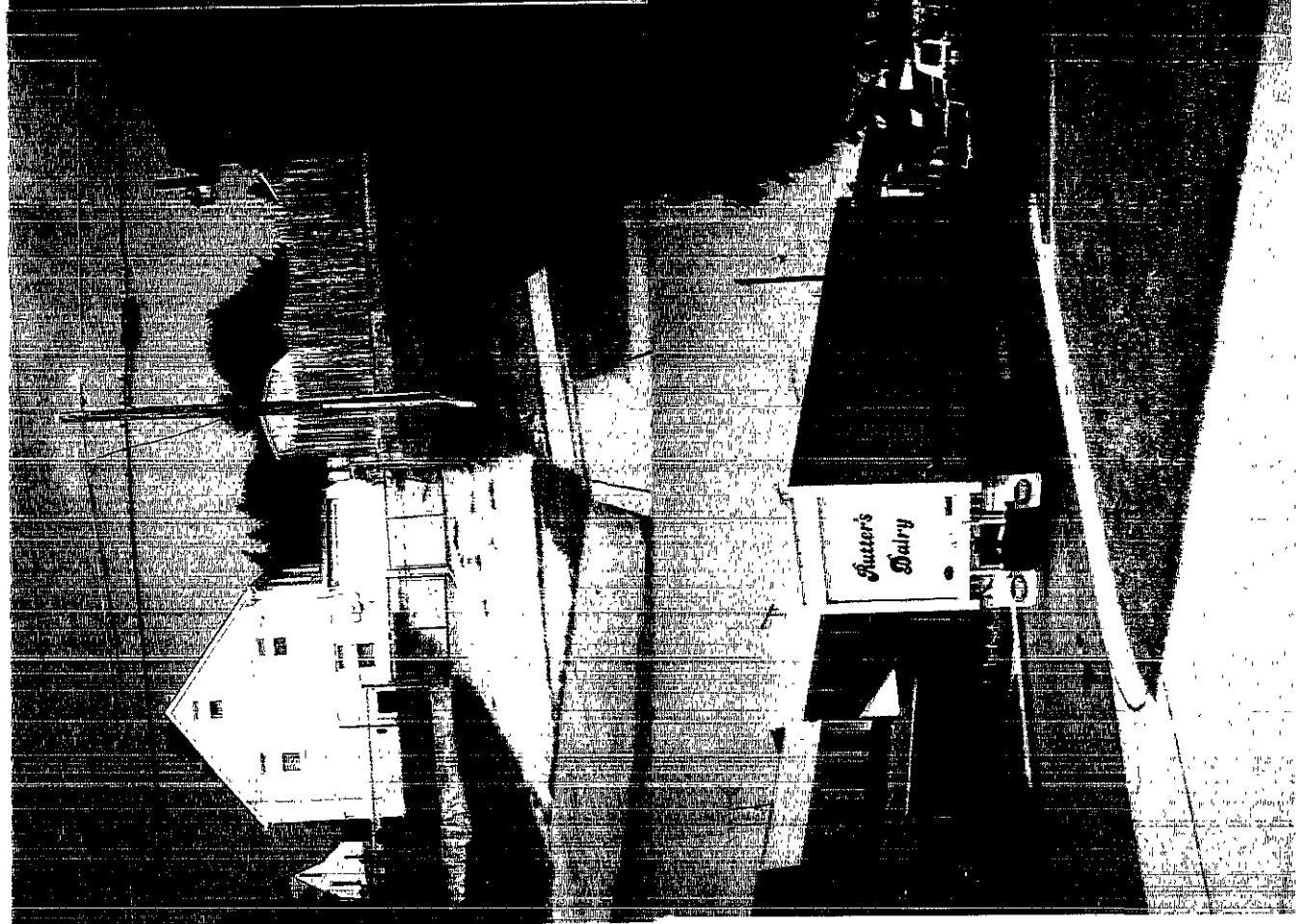
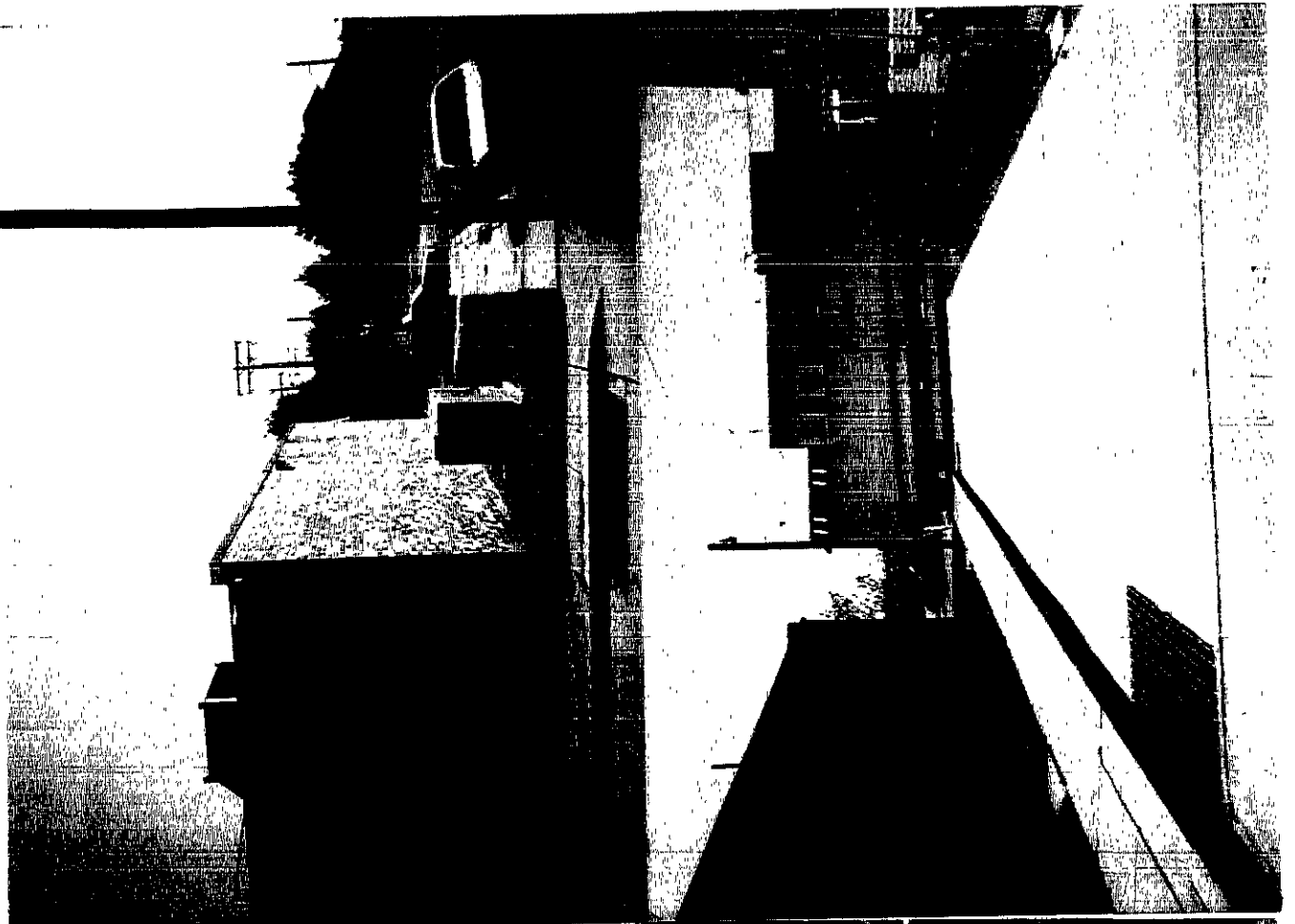


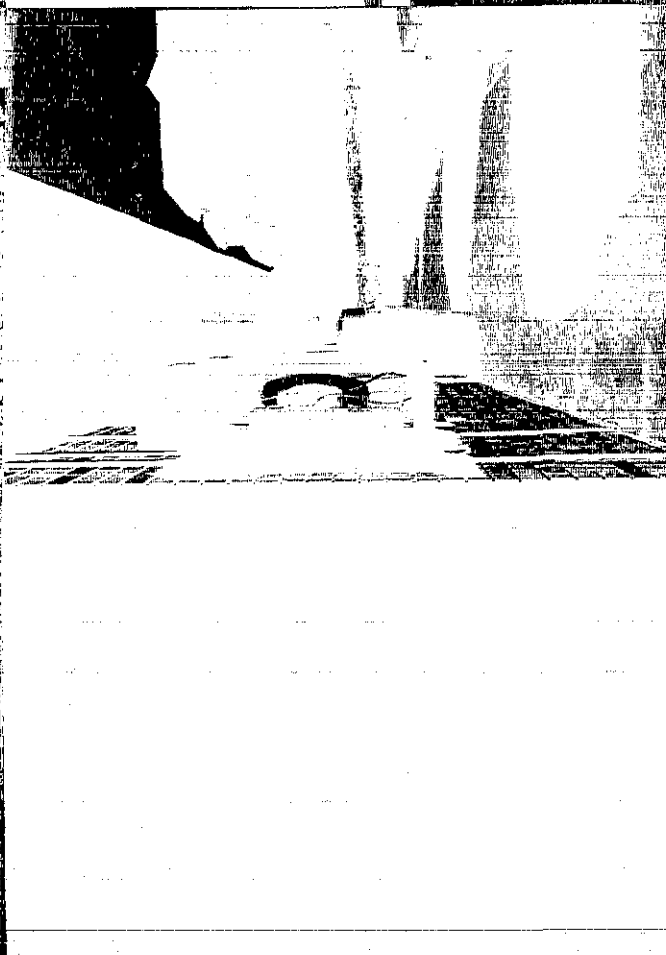
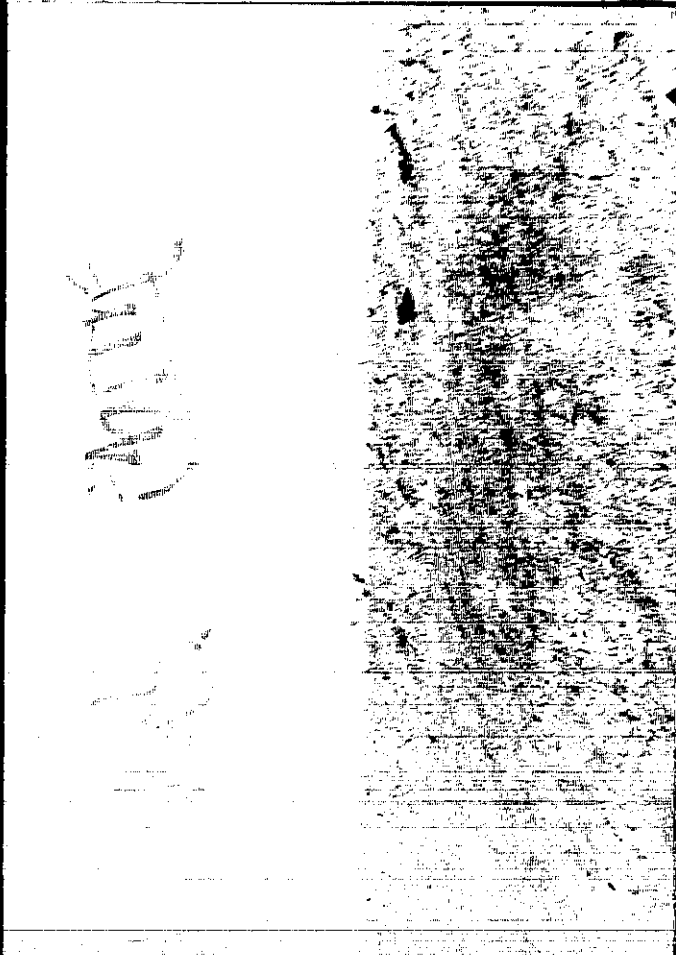
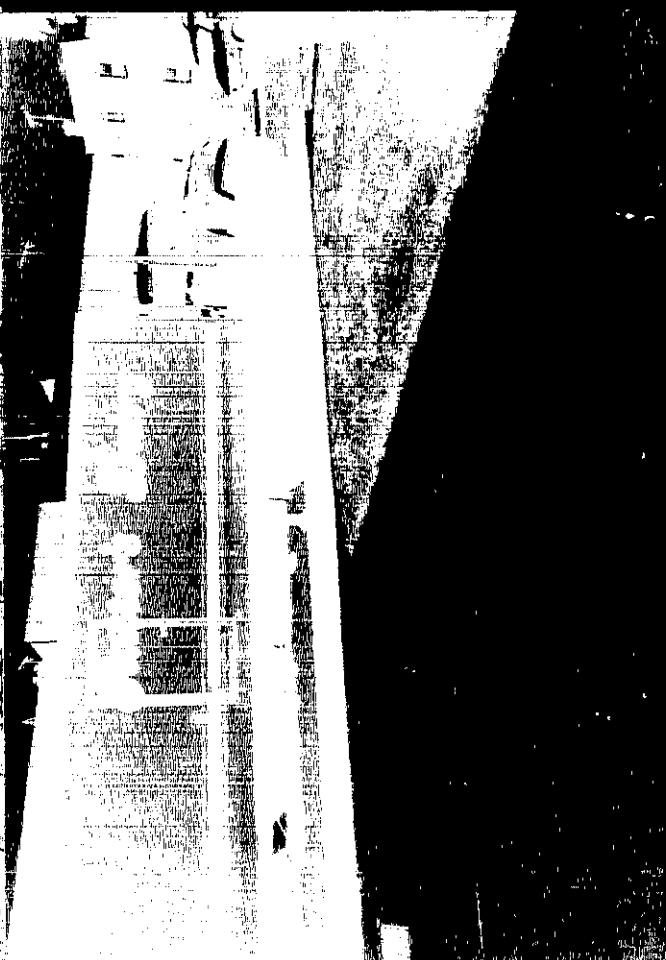
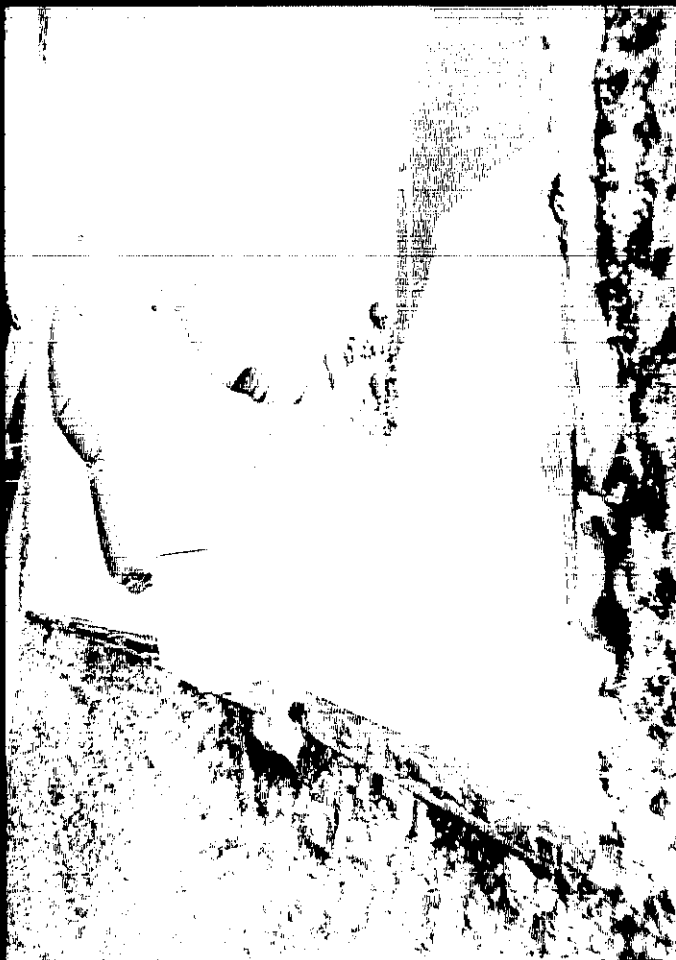








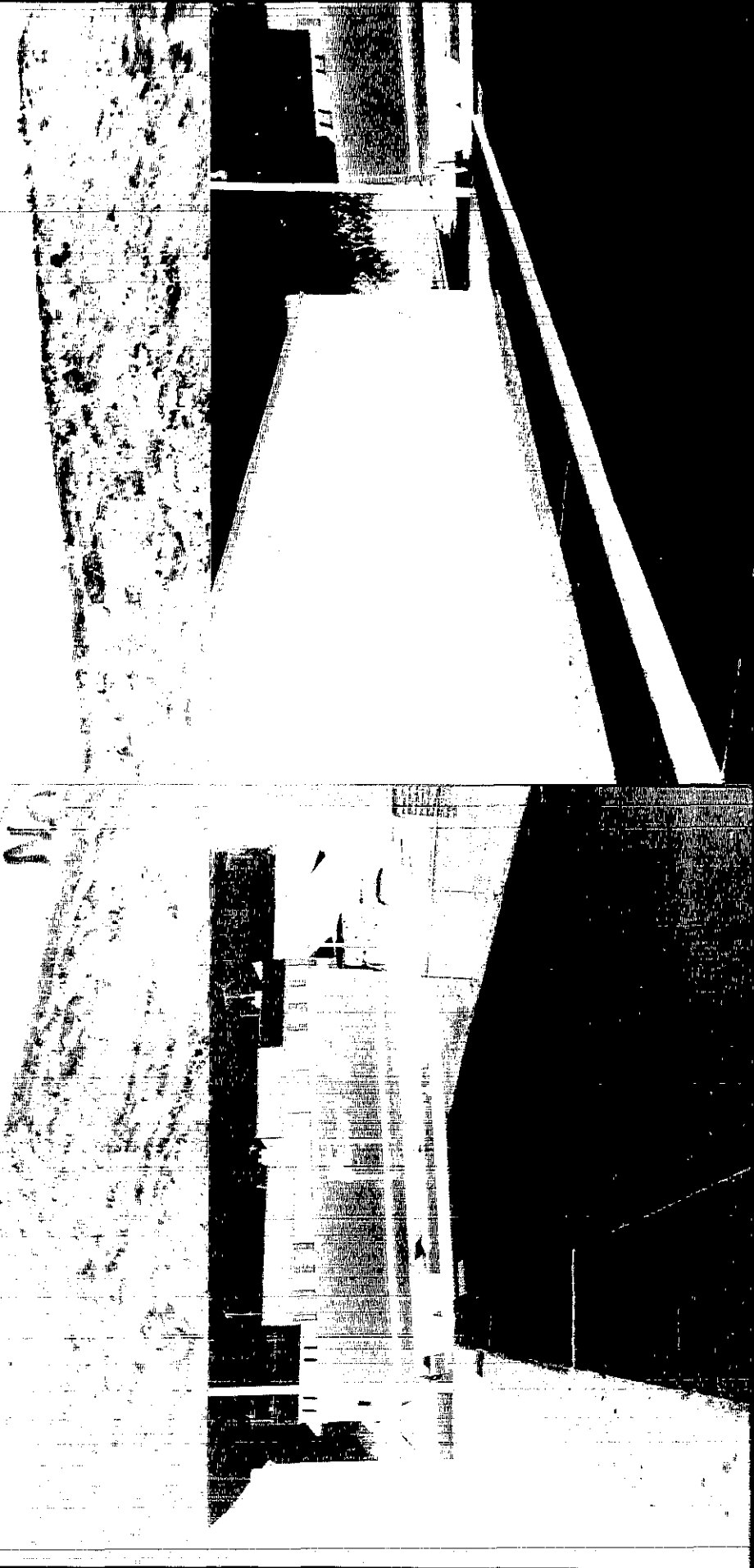




Don't stop  
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Proffers  
Proffers

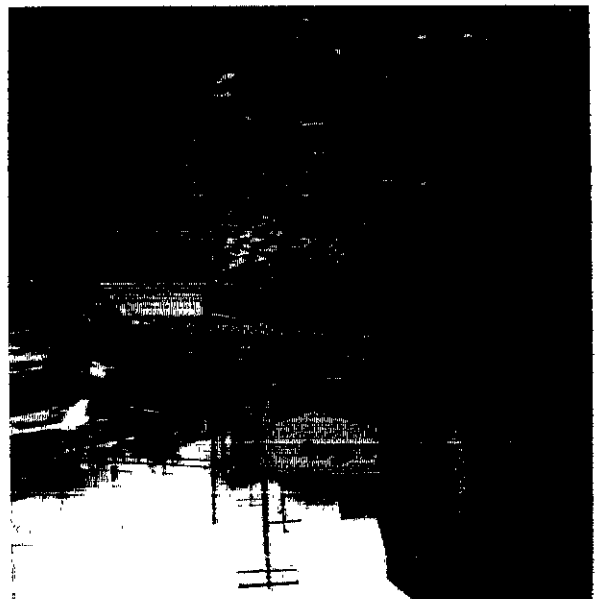
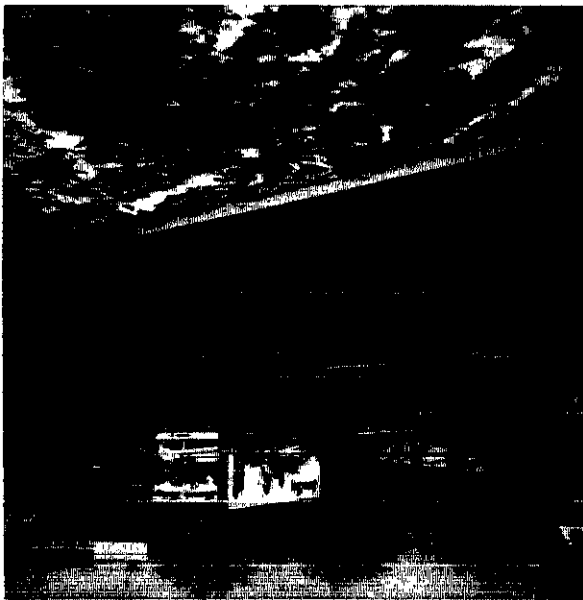
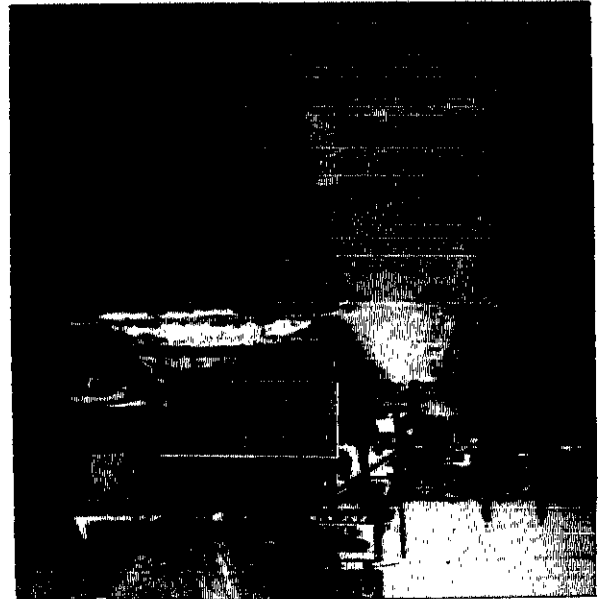
Case 96-194-A

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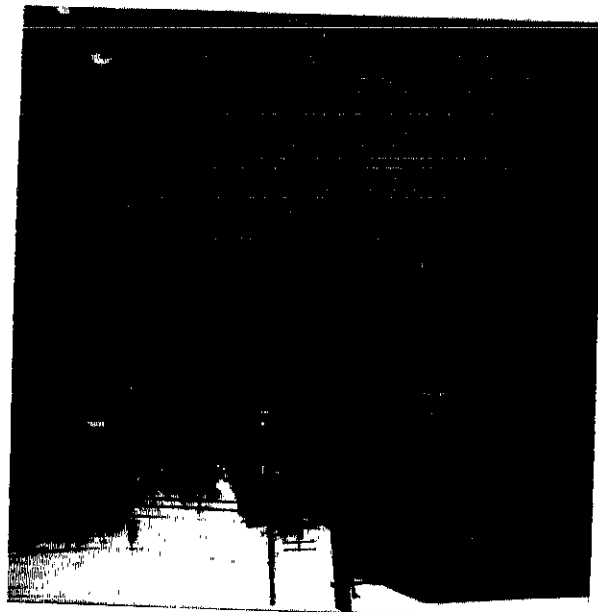
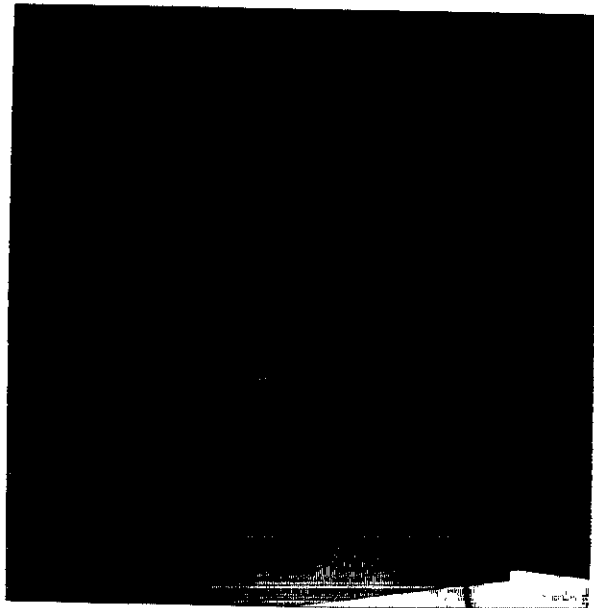


Figure 1. A person standing in a doorway.



IN RE: PETITION FOR VARIANCE  
N/S German Hill Road, W/E of  
the c/l of 48th Street  
(6820 German Hill Road)  
12th Election District  
7th Councilmanic District  
Barry M. Blank - Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-194-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 6820 German Hill Road, located in the vicinity of Holabird Avenue and Eastern Avenue in Harbor View. The Petition was filed by the owner of the property, Barry M. Blank. The Petitioner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6.A.2 to permit 22 parking spaces in lieu of the required 29 parking spaces; from Section 232.2.b to permit a street corner side yard setback of 9.5 feet for the existing building in lieu of the required 10 feet; and from Section 232.3.b to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building and the proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 3.

Appearing at the hearing on behalf of the Petition were Barry Blank, property owner, and William P. Monk, Land Planning and Zoning Consultant, who prepared the site plan for this project. Appearing as Protestants in the matter were numerous residents from the surrounding community, all of whom signed the Citizen Sign-In Sheet. Ms. Dorothy Augustine and Mr. James Coffman participated at the trial table on behalf of the many citizens who attended the hearing.

Testimony and evidence offered revealed that the subject property

consists of a gross area of .691 acres, more or less, zoned B.L. and D.R. 5.5, and is improved with a one-story brick retail building which presently houses a High's and a Video Attractions store. The Petitioner is desirous of adding a 1,375 sq.ft. addition onto the east side of the existing building, adjacent to Video Attractions. Due to the size of the lot and the location of existing improvements thereon, the requested variances are necessary. Testimony indicated that the existing building, which was constructed in the 1960s, was situated 9.5 feet from the roadbed of 48th Street in lieu of the minimum required 10 feet and 10.81 feet from an alley that runs behind the building in lieu of the required 20-foot distance. In addition, the requested variance to parking regulations is necessitated by virtue of the proposed addition. It should be noted that the existing building has sufficient parking, pursuant to the B.C.Z.R.

Appearing in opposition to the Petitioner's request were many residents from the surrounding community. These residents are vehemently opposed to the relief requested and any expansion to provide additional retail uses for the subject property. Mr. James Coffman, and many others who testified, offered testimony as to the manner in which the property is currently maintained. The cumulative testimony of those in attendance was that the subject property is used as a hang-out for neighborhood kids and that these young people litter on the premises and spray graffiti on the building. The Protestants offered many photographs to demonstrate the types of graffiti that exist on the building and the trash that exists on the premises. Furthermore, the citizens who attended the hearing testified that the High's store utilizes tractor-trailers for product deliveries to this store. These tractor-trailers have parked in the small alley to the rear of the building and out on 48th Street and have caused traffic conges-

- 2 -

tion and blocks the free flow of traffic, either through the alley or on 15th Street. Furthermore, they cause visibility problems for motorists attempting to drive around these trucks.

The residents also testified that Mr. Blank, as the owner of the property, has failed to maintain adequate security lighting on the premises which has contributed to young people hanging out and causing mischief. The residents are also concerned over the increased traffic along German Hill Road which is used as a major arterial between Merritt Boulevard and Wise Avenue. Therefore, these residents are concerned over the additional customer traffic which may occur as a result of the proposed addition. They believe that the owner of the property is overdeveloping the premises and they ask that the variance from parking regulations to allow the proposed addition be denied.

The residents stated that they have, on occasion, talked with both the manager of the High's Store and the Video Attractions store in an effort to gain their help in limiting the trash on the parking lot and around the building and to try to control the conduct of those individuals who loiter on the premises. The citizens testified that these managers were not willing to accept responsibility for their patrons once they left their store. Therefore, the citizens believe that this retail operation has been a nuisance to them and inhibits their peaceful enjoyment of their property. They believe that any further expansion of the existing use will only exacerbate this problem.

As stated previously, two of the variances requested are related to setback requirements for the existing building. Inasmuch as this building was constructed in its present location in the 1960s, the relief requested is necessary in order to bring the building into compliance with

current zoning regulations. Thus, these two variances should be granted. As to the variance requested from parking requirements, this variance is necessary in order for the Petitioner to construct the proposed addition. Furthermore, inasmuch as the rear wall of the proposed addition is located at the same setback as the existing building, a variance from rear setback requirements is also required for the proposed addition.

After due consideration of the testimony and evidence presented by the many citizens who attended the hearing, I am persuaded to deny the relief requested for the proposed addition. This is a small parcel of B.L. zoned land located at the intersection of German Hill Road and 48th Street, immediately adjacent to a residential community. I believe that it is already being used to its fullest extent for retail purposes and that any expansion of this use is not prudent. Therefore, the variances related to the proposed addition shall be denied. Although the relief requested for the existing building is being granted, I believe that certain restrictions on the use of the property are appropriate and should be imposed as a condition of approval. Thus, the relief granted shall be conditioned upon the Petitioner's compliance with those terms and restrictions set forth at the end of this Order.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of January, 1996 that the Petition for Variance seeking relief from Section 232.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street corner side yard setback of 9.5 feet in lieu of the required 10 feet and from Section 232.3.b of

- 4 -

the B.C.Z.R. to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner and/or his Tenants shall be required to maintain all security lighting on the premises in operable condition. If necessary, cages shall be installed around the security lighting to prevent vandalism.
- 3) The Petitioner and/or his Tenants shall be required to maintain the premises in a clean and orderly fashion. All trash and debris shall be removed from the parking lot and from around the building on a daily basis.
- 3) The dumpster shall be relocated to the existing landscaped area in the southwest corner of the subject site, within an enclosed area, in accordance with the site plan identified herein as Petitioner's Exhibit 3. The Petitioner shall submit a location plan for this dumpster to this Deputy Zoning Commissioner for review and approval within sixty (60) days of the date of this Order. The relocation of this dumpster shall not cause any of the existing trees or screening in the landscaped area to be removed.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 232.3.b of the B.C.Z.R. to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the proposed addition, and from Section 409.6.A.2 of the B.C.Z.R. to permit 22 parking spaces in lieu of the required 29 parking spaces, in accordance with Petitioner's Exhibit 3, be and is hereby DENIED.

TMK:bjs

- 5 -



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 10, 1996

Mr. Barry Blank  
3748 Greenway Lane  
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE  
N/S German Hill Road, N/E of the c/l of 48th Street  
(6820 German Hill Road)  
12th Election District - 7th Councilmanic District  
Barry M. Blank - Petitioner  
Case No. 96-194-A

Dear Mr. Blank:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk  
222 Bosley Avenue, Suite C-6, Towson, Md. 21204

Mr./Mrs. James Coffman, 6919-A German Hill Road, Baltimore, Md. 21222  
Ms. Dorothy A. Augustine, 641 S. 48th Street, Baltimore, Md. 21224

People's Counsel

File



## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 6820 German Hill Road  
which is presently zoned BL & DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  
409.6.A.2. to permit 22 parking spaces in lieu of the required 29 parking spaces. Section 232.2.b to permit a street corner side yard setback of 9.5' for the existing building in lieu of the required 10' and Section 232.3.b to permit a rear yard setback of 10.81' in lieu of the required 20' for the existing building and addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Expansion of the parking lot would require extensive grading of an existing grassed steep slope area, a retaining wall and a reduction of the buffer area between the commercial activity and the adjacent residence. The rear yard setback variance would be consistent with the existing building's rear wall distance from the zone line, and for other reasons to be presented at the time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/License:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

Signature

Date

By

I, or we, hereby declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Barry M. Blank

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

Address and phone number of representative to be contacted

William Monk, Inc.

222 Bosley Ave., Ste C-6

TOWSON, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

1-2 hr

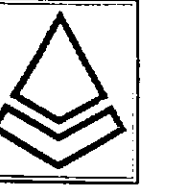
The following date

OTHER

Next Two Months

REVIEWED BY: *TMK* DATE: 1/12/96

Colbert Matz Rosenfelt, Inc.  
Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION  
6820 GERMAN HILL ROAD  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME ON THE NORTHERN RIGHT-OF-WAY LINE OF GERMAN HILL ROAD, 50 FEET WIDE, 35 FEET, MORE OR LESS, NORTHEASTERLY FROM THE CENTERLINE OF 48TH STREET, THENCE DEPARTING SAID POINT AND BINDING ALONG THE EASTERN SIDE OF 48TH STREET, 50 FEET WIDE, THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 56 DEGREES 07 MINUTES 39 SECONDS WEST 11.98 FEET; THENCE (2) NORTH 02 DEGREES 53 MINUTES 35 SECONDS WEST 155.53 FEET; THENCE LEAVING SAID 48TH STREET AND RUNNING (3) NORTH 87 DEGREES 06 MINUTES 25 SECONDS EAST 150.00 FEET; THENCE (4) SOUTH 02 DEGREES 53 MINUTES 35 SECONDS EAST 133.31 FEET TO THE AFOREMENTIONED NORTHERN RIGHT-OF-WAY LINE OF GERMAN HILL ROAD; THENCE BINDING ON SAID RIGHT-OF-WAY LINE (5) SOUTHWESTERLY 143.59 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 925.00 FEET WITH A CHORD BEARING AND DISTANCE SOUTH 75 DEGREES 17 MINUTES 12 SECONDS WEST 143.45 FEET TO THE POINT OF BEGINNING.

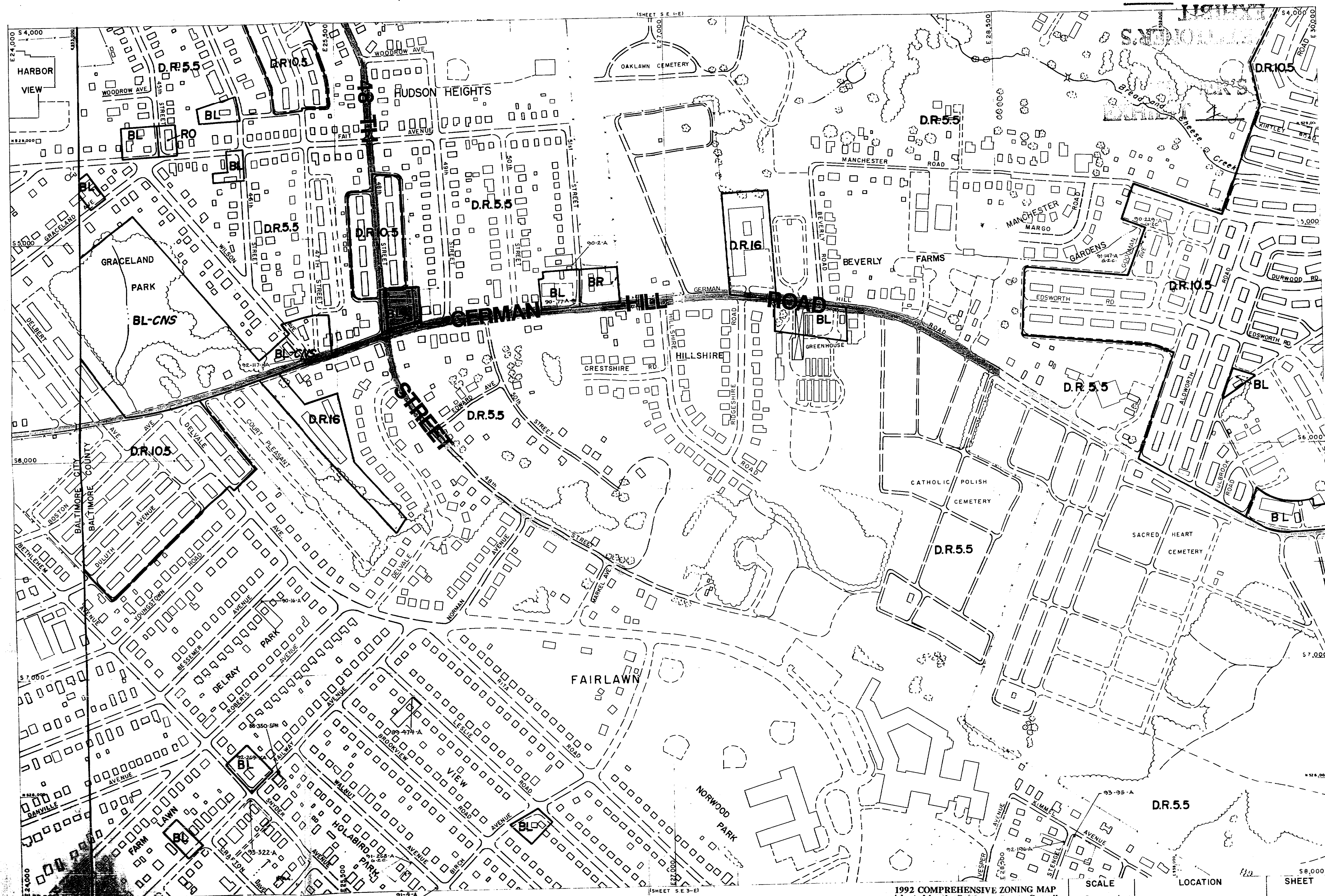
CONTAINING 0.506 ACRES OF LAND, MORE OR LESS.

I:\JOBS\6820GERM.DES



3723 Old Court Road, Suite 206 Baltimore, Maryland 21208  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953





1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Ord. No. 144-01

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Ord. Nos. 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92

*William A. Howard*  
Chairman, County Council

SCALE 1" = 200' ±	LOCATION NORTH POINT	SHEET S.E. 2°E
DATE OF PHOTOGRAPHY JANUARY 1986		





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S. E.
DATE OF PHOTOGRAPHY JANUARY 1966		2-E



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 11/28/95  
Posted for: Barry M. Blank  
Petitioner: Barry M. Blank  
Location of property: 6820 German Hill Rd.  
Location of Sign: Along roadway on property being zoned  
Remarks:  
Posted by: [Signature] Date of return: 12/1/95  
Number of Signs: 1



**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Nov. 30, 1995  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 23, 1995

THE JEFFERSONIAN.  
A. Henrichsen  
LEGAL AD. - TOWSON

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case 96-194-A (Item 192)  
6820 German Hill Road  
N/S German Hill Road, 35' NE of c/l 48th Street  
12th Election District - 7th Councilmanic  
Legal Owner: Barry M. Blank  
Hearing: Tuesday, December 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.  
Petitioner to permit 22 parking spaces in lieu of the required 29 spaces to permit a street corner side yard setback of 9.5 feet for the existing building in lieu of the required 10 feet; and to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building and addition.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
OFFICE: (410) 326-7100  
HARDWARE: (410) 326-7100  
FAX: (410) 326-7100  
Please Call 887-3353  
(1) For information regarding the file and/or hearing, contact this office at 887-3353.  
11/23 Nov 23 418732

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 005737

DATE: 11/2/95 ACCOUNT: 01-615  
Item: 192  
Pay to: Barry M. Blank  
Amount: \$285.00  
FROM: Blank, Barry M. - 6820 German Hill Rd.  
RECEIVED: 020 - Comm. Var. - \$250.00  
040 - 1 sign - \$35.00  
FOR: \$285.00  
03A9140026WICHRC \$285.00  
BA C00144PM11-02-95

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

**For newspaper advertising:**

Item No.: 192 Petitioner: Barry M. Blank  
Location: 6820 German Hill Road  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Barry M. Blank  
ADDRESS: 3748 Greenway Lane  
Owings Mills, MD 21117  
PHONE NUMBER: 581-5026

TO: FUTURE PUBLISHING COMPANY  
November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

Barry M. Blank  
3748 Greenway Lane  
Owings Mills, MD 21117  
581-5026

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-194-A (Item 192)  
6820 German Hill Road  
N/S German Hill Road, 35' NE of c/l 48th Street  
12th Election District - 7th Councilmanic  
Legal Owner: Barry M. Blank

Variance to permit 22 parking spaces in lieu of the required 29 spaces; to permit a street corner side yard setback of 9.5 feet for the existing building in lieu of the required 10 feet; and to permit a rear yard setback of 10.81 feet in lieu of the required 20 feet for the existing building and addition.

HEARING: TUESDAY, DECEMBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 16, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-194-A (Item 192)  
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HEARING: TUESDAY, DECEMBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Barry M. Blank  
William Monk, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 4, 1995

Barry M. Blank  
3748 Greenway Lane  
Owings Mills, MD 21117

RE: Item No.: 192  
Case No.: 96-194-A  
Petitioner: B. M. Blank

Dear Mr. Blank:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Nov. 21, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for November 21, 1995  
Item No. 192

The Development Plans Review Division has reviewed the subject zoning item. The proposed addition in conjunction with the requested variances essentially make this entire site subject to the Landscape Manual. An additional variance is needed for the 10-foot parking lot setback against the residential zone line on the eastern side. A schematic landscape plan should be submitted for review prior to the zoning hearing.

RWB:sw

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director, PDM DATE: December 4, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 6820 German Hill Road

INFORMATION:  
Item Number: 192  
Petitioner: Barry M. Blank  
Property Size: \_\_\_\_\_  
Zoning: BL & DR-5.5  
Requested Action: Variance  
Hearing Date: / /

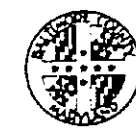
**SUMMARY OF RECOMMENDATIONS:**

Should the applicant's request be granted, staff recommends the following conditions be attached to the Order:

- The site should be landscaped with shaded trees at the front and side entrances.
- Deciduous trees should be planted in the 25' buffer between the existing parking spaces and the residential property to the east.
- The plan should be amended to indicate the proposed location of the dumpster.
- It is recommended that the dumpster be located where parking space 22 is situated, and a brick wall with planting outside the wall should be provided to screen the dumpster.
- The landscaping plan should meet the approval of the landscape planner prior to the issuance of a building permit.

Prepared by: Jeffrey W. Long  
Division Chief: Carol L. Kline  
PK/JL





700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/15/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: THOMAS BAUTZ

LOCATION: NW/4 FRONT AVE., 284' SW OF CENTERLINE SEMINARY AVE.; ALSO  
SE/4 NORTHERN CENTRAL RAILROAD (NCRR) RIGHT OF WAY.  
(1414 FRONT AVE. - BAUTZ PROPERTY)

Item No.: 192 Zoning Agenda: VARIANCE  
/RE

Gentlemen:

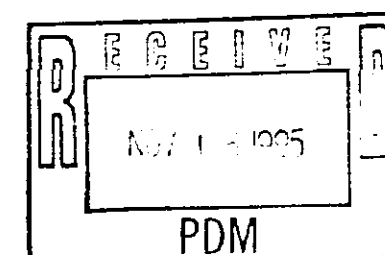
Pursuant to your request, the referenced property has been surveyed  
by this Bureau and the comments below are applicable and required to  
be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site  
shall comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1991  
edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 192 (195K)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to  
approval as it does not access a State roadway and is not affected by any State  
Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**Baltimore County  
Department of Permits and  
Development Management**

Mr. James Coffman  
6919 A German Hill Road  
Dundalk, Maryland 21222

June 26, 1996

Re: Case No. 96-194-A  
6920 German Hill Road  
12th Election District



Dear Mr. Coffman:

Recently I had the opportunity to talk with Timothy Kotroco, Deputy  
Zoning Commissioner, regarding the above-referenced site. As we had  
discussed earlier, there were questions regarding the location for the  
dumpsters, enclosure, approval of this location by Planning and ultimately  
if an addendum written for the order for 96-194-A would be needed.

As stated by Mr. Kotroco, the plan and letter by William Monk, Inc.  
will suffice - no addendum to the order will be necessary. Both  
dumpsters for High's Store and Video Attractions will be placed in the  
northeast portion of the parking lot. The retaining wall will act as a  
partial enclosure. No additional walls will be constructed. Apparently,  
this would be advantageous for trash pickup.

Regarding your question as to why Mr. Mayhew from Planning was not  
involved in the approval process of this location for these dumpsters;  
per Mr. Kotroco, any approval or comments by another agency need not be  
adopted to the final order. Also, I went through the entire case file, and  
did not see any correspondence with this persons name nor, was Mr. Kotroco  
aware of any involvement with this particular case.

A copy of this letter along with the plan and letter dated February  
23, 1996, by William Monk, Inc. will be placed in the file.

If you have any questions, I can be reached at 887-3351.

Sincerely,

*Donna Thompson*  
Donna Thompson  
Code Inspections and  
Enforcement Officer

DT/lmh

c: Timothy Kotroco  
Deputy Zoning Commissioner  
William P. Monk  
Dorothy A. Augustine

Printed with Soybean Ink  
on Recycled Paper

RE: PETITION FOR VARIANCE  
6820 German Hill Rd. N/S German Hill Rd.  
35' NE of c/1 48th Street, 12th  
Election District - 7th Councilmanic  
Barry M. Blank  
Petitioner  
\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notice should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
*Charles S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy  
of the foregoing Entry of Appearance was mailed to William Monk, Inc.,  
222 Bosley Avenue, Suite C-6, Towson MD 21204, representative for  
Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

**WILLIAM MONK, INC.**

SITE PLANNING/DESIGN • ZONING • DEVELOPMENT SERVICES

February 23, 1996

Mr. Timothy Kotroco  
Deputy Zoning Commissioner  
Baltimore County Zoning Office  
Old Court House - Rm. 113  
400 Washington Avenue  
Towson, Maryland 21204

Re: Case #96-194-A

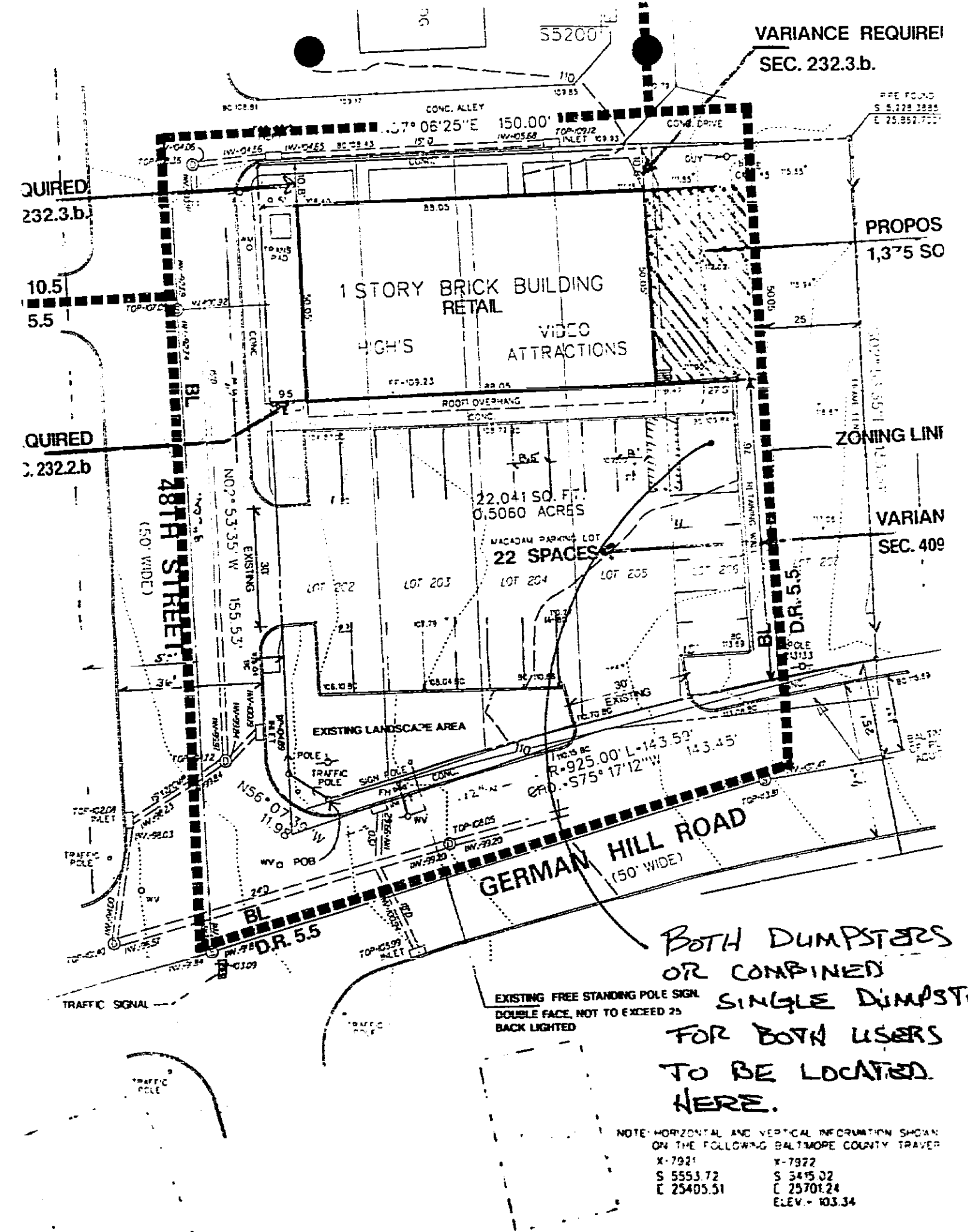
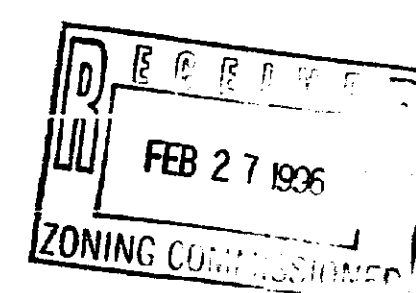
Dear Mr. Kotroco:

Pursuant to your order dated January 10, 1996 and more particularly the restriction  
regarding the location of the dumpsters, it is my understanding that you would like us to  
locate both of the dumpsters or consolidate both users into one and situate same at the  
northeast corner of the parking lot adjacent to the railroad tie retaining wall. Due to the  
awkwardness of servicing this location, it is your desire that they not have an enclosure  
but that the landlord and/or his tenants monitor the area on a daily basis to ensure that  
litter and debris is not prevalent on the site. It was your assessment that it was  
inappropriate to locate a dumpster enclosure at the southwestern corner of the parking lot  
which would have necessitated removal of some of the mature evergreen trees or the  
elimination of a parking space. Attached please find a photograph of the site plan as  
submitted into the record at the time of the hearing which indicates the location for the  
dumpsters.

Cordially,

*William P. Monk*  
William P. Monk

WPM:mds  
cc: Mr. Barry Blank



Mr. James Coffman  
6919 A German Hill Rd.  
Dundalk, MD 21222

RE: Case #96-194-A  
6820 German Hill Rd.  
12th ED

Dear Mr. Coffman:

Recently I had the opportunity to talk with Timothy  
Kotroco, Deputy Zoning Commissioner, regarding the above referenced  
site. As we had discussed earlier, there were questions  
regarding the dumpster location for the dumpster, enclosure,  
approval of this location by Planning and ultimately for  
an addendum written for the order for 96-194-A would be  
needed.

As stated by Mr. Kotroco, the plan and letter by William Monk, Inc.  
approved will suffice - no addendum to the order will be  
necessary. Both dumpsters for High's Store and Video Attractions  
will be placed in the northeast portion of the parking lot. The  
retaining wall will act as a partial enclosure. No additional  
walls will be constructed. Apparently this would be advantageous  
for trash pickup.

Regarding your question as to why Mr. Mayhew from  
Planning was not involved in the approval process of this location  
for these dumpsters; per Mr. Kotroco, any approval or comments  
by another agency need not be adopted to the final order.  
Also, I went through the entire case file and did not see  
any correspondence with this persons name.

It is my understanding that this area is the best  
location for these dumpsters.

A copy of this letter along with the plan and letter  
dated February 23, 1996 by William Monk, Inc. for  
will be placed in the file.

635 48th ST  
BALTO. MD. 21224

ZONING COMMISSION  
REF CASE # 96-194 A  
PROPERTY LOCATED ON  
GERMAN HILL RD + 48TH ST.

SIR:  
AS A HOMEOWNER ON 48TH  
ST, I MUST VEHEMENTLY PROTEST  
THE PROPOSED RE-ZONING AT  
48TH ST AND GERMAN HILL RD  
THAT WOULD ALLOW A SUB/  
PIZZA SHOP AND ADDITIONAL  
PARKING.

WE MUST NOT, BY ORDINANCE  
ZONING PERMIT THIS PROPOSAL  
TO MATERIALIZE FOR MANY  
REASONS. THE MOST IMPORTANT  
BEING - THE VALUE OF OUR

We, the residents of 640 48th St,  
want to protect the building  
or opening of a liquor  
store at the corner of  
48th St and German Hill Road.  
The High's store, that sells  
lottery tickets, and the video  
store that are there now,  
have caused so much traffic  
that you can hardly cross  
the street without running.  
The High's store gets robbed  
every few weeks and, with  
a liquor store, will be  
dodging bullets just to buy  
a loaf of bread or a news-  
paper. Keep that liquor  
store away. George Z. Felt  
Pauline P. Felt



December 12, 1995 (meeting)

Housing Commissioner  
Baltimore County, Maryland

Dear Commissioner,

This neighborhood has always been residential. But since you have allowed them to build commercial stores on the lot at German Hill Road & 48th Street we have had nothing but problems. The milk truck driver blocks our alley way making it impossible to get out of the alley safely. (We had to meet with you about that problem also.) Now the owner wants more parking spaces and possibly another store to go up on the property. You really made a grave mistake to zone that area commercial. WELL PLEASE, HELP!!!

I have lived in this neighborhood for over 40 years and raised all my children without any problems. We have never had any problems until you let them build on that corner lot. The other corner lot across the street, the owner built two houses, why did you not let that happen hear originally to this lot. For this area to be zoned commercial is appalling. My complaint is the trash that is left behind by children hanging at the store. Trash on the lot and behind my house. A lot of the children come up the alley behind my house leaving in their path, trash, abusive language and just being plain loud.

I'm over 80 years old and have to lock my doors during the day now because of the traffic in the alley due to that commercial property at the corner. At one time all the neighbors were able to just walk in each others homes because they knew it was safe, NOT ANYMORE!!!!

I am unable to come to this meeting, this is the reason for my letter. Please help us out here. Please do not let him build more stores. We have had to put up with alot because of these stores. This is an old established neighborhood and what the zoning commission has done to us was very unfair.

CONCERN NEIGHBOR

Mrs. Elizabeth Kraemer  
633 48th St  
Baltimore, MD  
21224

644 48th Street  
Baltimore, MD 21224  
December 5, 1995

Zoning Commissioner  
Baltimore County, MD

Dear Sir:

Any further development of the property on the northeast corner of 48th Street and German Hill Road can only add to the traffic and nuisance problems already existing.

I, as a resident on 48th Street, strongly oppose any future additional commercialization on this site.

Yours truly,

Margie C. Kelly

M. Lobig

Mrs. Mrs. Timothy Kelly  
617 48th Street  
Mrs. Mary A. Reese  
617 48th St  
Ruth Baker  
620 48th St  
Deborah Shiffert  
616 48th St  
Mary Connet  
714 48th Street  
Mrs. Mrs. Ron Reese  
P. Kelly Connet  
L. Connet  
Stanley Szymanski  
Frances Szymanski  
Mrs. Mrs. Royce Bothe  
Catherine Como  
C. Connet  
John J. Connet  
John J. Connet  
John J. Connet

HOLDING A SMALL CHILD, a man was robbed Sunday outside High's dairy store on German Hill Road, according to a North Point police report. The victim, 29, & the youngster were walking toward the store around 11 pm when two men approached, asked for change & pushed them against a wall, police said. The men took money from the victim's pockets & ran east on German Hill Road, according to the report.

A BALTIMORE COUNTY POLICE DOG helped several officers chase down a man with a gun Sunday afternoon, according to a North Point police report. Ronald G. Rembold, 36, of Brooklandville in northern Baltimore County was charged with assault with a violation & petty theft. Of. Nathan A. Stevenson responded to a call of a man with a gun near Delvale & ment a few minutes earlier, a man reportedly pointed a gun at William E. Pruitt, 36, of Ramsey Street in Baltimore, then drove away toward German Hill Road. Police responded to the area near Court Pleasant, where one officer spotted a man running through a man, later identified as Rembold, through the neighborhood until they found him hiding behind a bush on 48th Street, according to the report. When Rembold started to run again, Of. Pruitt, a county police dog, chased him, police said. Police reportedly seized a small bag of suspected marijuana & \$1,400 cash from Rembold. His car later was found on Boston Street in Baltimore with a coiled Smith & Wesson revolver under the driver's seat, according to the report.

48th Street Alley

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Dorothy A. Augustine	641 S. 48th St. 21224
James L. Augustine	641 S. 48th St. 21224
Gilda P. Augustine	641 S. 48th St. 21224
Dana L. E. Brady Sr.	6936 German Hill Rd.
Charlotte Brady	6936 German Hill Rd.
Benjamin F. Hutton	603 48th St. 21224
Russell J. Clendige	628 48th St. 21224
Concetta Clendige	628 48th St. 21224
Francis J. Tiber	1303 BETHLEHEM AVE 21222
THELMA WITCZCHOWSKI	1505 DELVALE AVE 21222
MARGARIT DAMOLI	653 48th St. 21224
TERESA NOWICKI	639 48th St. 21224
CATHERINE BOWERSOX	632 S. 48th St. 21224
KATE SUMPTER	645 S. 48th St. 21224
MARY A. PIERCE	617 48th St. 21224
Sarah E. Hothaus	631 48th St. 21224
Alvin Bialecki	630 48th St. 21224
HERMAN T. RUTH JR	645 48th St. 21224
MIRIAM RUTH	645 48th St. 21224
CLYDE A. CLARK	637 48th St. 21224
MARIA A. CLARK	637 48th St. 21224
Charles H. Hays	6445 German Hill Rd.
Charles H. Hays	6445 German Hill Rd.
Rabbi Cooper	6437 German Hill Rd.

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
ROSALIE B. COFFMAN	6919A GERMAN HILL RD 21222
Warren Kling Sr.	634 48th St. 21224
GEORGE E. FATT	640 S. 48th St. 21224
ANTHONY MOJESTI	638 S. 48th St. 21224
GEORGE L. WEIDNER	6919 GERMAN HILL RD 21222

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

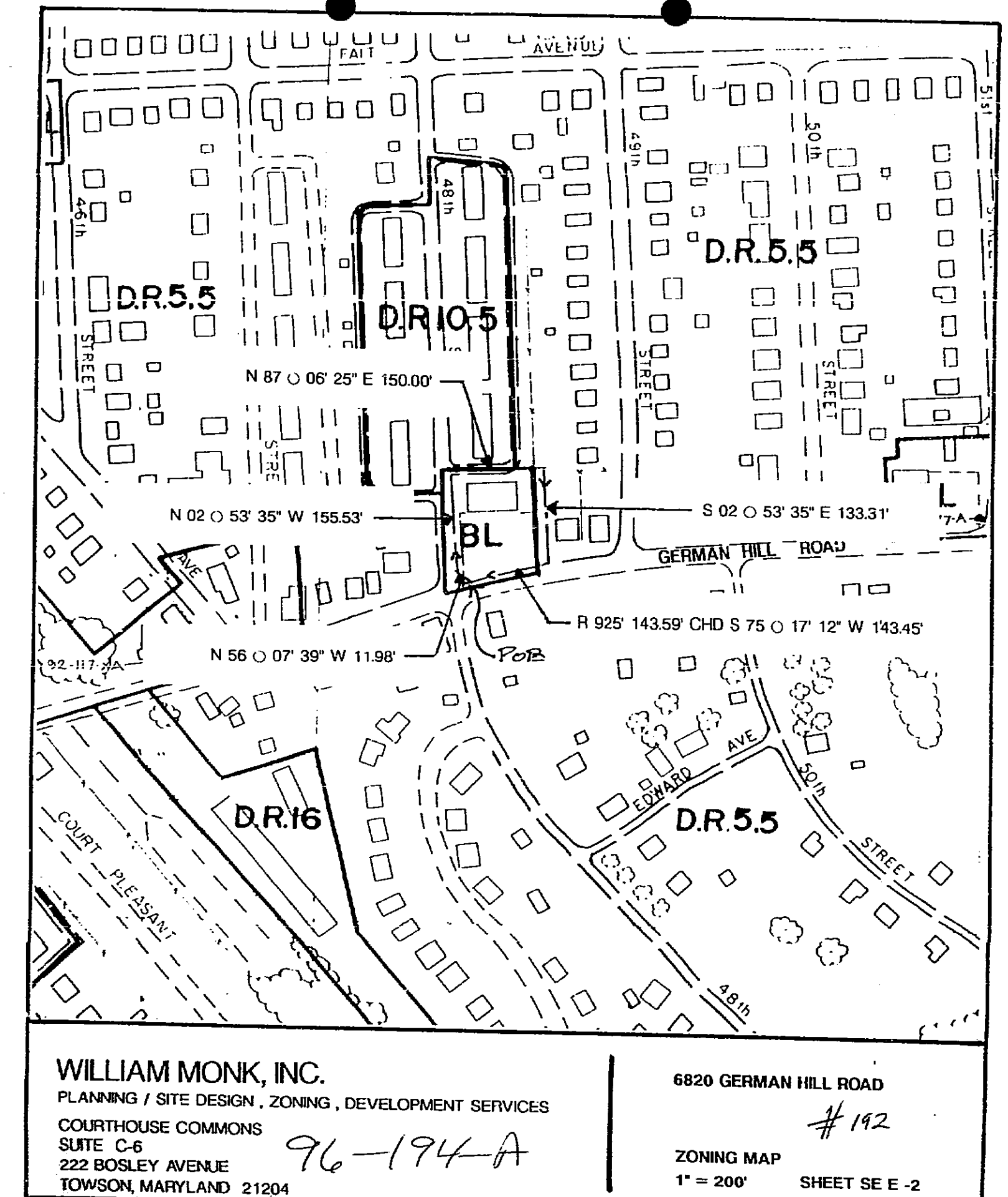
NAME	ADDRESS
BILL MONK	222 BOSLEY AVE TOWSON, MD 21204
BARRY BLANK	3748 Greenway Lane Owings Mills MD 21117

PETITION

October 17, 1995

We the undersigned residents of the community located at 48th. street and German Hill road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C. German Hill Road.

Clyde A. Clark 637-48th St. 21224  
Maria A. Clark 637-48th St. 21224  
John J. Connet 641 S. 48th St. 21224  
John J. Connet 641 S. 48th St. 21224  
Mrs. Miriam Ruth 645-48th St. 21224  
Mary Connet 649-48th St. 21224  
Herman T. Ruth Jr 645-48th St. 21224  
Sarah Hothaus 631-48th St. 21224  
Mrs. Vene Margano 635-48th St. 21224  
Elizabeth Kraemer 633 48th St.  
Phyllis Connet 651 48th St.  
L. Connet 651 48th St.  
Marg. D. Attall 653 48th St. 21224  
Marjorie Jenguin 655 48th St. 21224  
Josephita Bailey 649 German Hill Rd. 21222  
Donald G. Ross 649 German Hill Rd. 21222  
Ann T. Ross 7002 German Hill Rd. 21222  
Mrs. Deborah Murray 6945 German Hill Rd. 21222  
Charles Hays 6945 German Hill Rd. 21222  
Charles Hays 6945 German Hill Rd. 21222  
John A. Hays 6943 German Hill Rd. 21222







BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

August 27, 1995

Mr. Philip O. Tilghman, Esquire  
204 N. Liberty Street, Suite 400  
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION  
NE/S of German Hill Road and  
48th Street - 12th Election  
District  
Stephen P. Brown, et ux,  
Petitioner  
Case No. 86-6-X

Dear Mr. Tilghman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Donald Brady  
6936 German Hill Road  
Dundalk, Maryland 21222

Mr. Edward Daily  
655 S. 48th Street  
Baltimore, Maryland 21224

PETITION

October 17, 1995

We the undersigned residents of the community located at 48th Street and German Hill Road known as Harbor View, do hereby unequivocally oppose the building/residing of a liquor store at 6920 C German Hill Road.

M. A. Mitchell 6941 German Hill Rd.  
Hazel Mitchell 6941 German Hill Rd.  
William E. Mitchell 6941 German Hill Rd.  
Mary E. Lapetosa 6943 German Hill Rd.  
Sharon Kopp 6939 German Hill Rd.  
Robert Casper 6939 German Hill Rd.  
Thomas Kilmarsick 6933 German Hill Rd.  
Linda Kilmarsick 6933 German Hill Rd.  
Daryl Ward 6921 German Hill Rd.  
James Smith 6917 German Hill Rd.  
Wm. H. Neal 6913 German Hill Rd.  
Joseph Maggii 6909 German Hill Rd.  
Laura M. Maggii 6907 German Hill Rd.  
Joseph Stach 6911 German Hill Rd.  
Cynthia Stach 6905 German Hill Rd.  
Alice Weitzel 6901 German Hill Rd.  
Walter McDonald 6907 German Hill Rd.  
Mrs. Thomas J. Smith 6904 German Hill Rd.

BALTIMORE COUNTY BUREAU OF TRAFFIC ENGINEERING TURNING MOVEMENT COUNT DATA											
LOCATION: FORTY-EIGHTH ST. + GERMAN HILL RD											
Recorder	CT	West CLEAR	Road Surf. DRY	Day of the Week	THURSDAY	GERMAN HILL RD	Rate of Count	8/2/95			
ROAD NAME		W BOUND	S BOUND	N/S BOUND	E BOUND	L S R TOTAL	L S R TOTAL	L S R TOTAL	E/W BOUND	GRAND TOTAL	
6:00-6:15	0	0	0	0	0	0	0	0	0	0	0
6:15-6:30	0	0	0	0	0	0	0	0	0	0	0
6:30-6:45	0	0	0	0	0	0	0	0	0	0	0
6:45-7:00	0	0	0	0	0	0	0	0	0	0	0
7:00-7:15	1	5	2	0	1	3	5	9	17	7	23
7:15-7:30	0	4	2	0	4	10	16	4	43	8	47
7:30-7:45	1	0	6	9	0	2	0	18	19	0	55
7:45-8:00	0	1	4	5	3	2	7	12	17	2	41
8:00-8:15	0	1	4	5	3	1	5	9	14	4	28
8:15-8:30	2	1	5	0	1	11	15	24	5	39	44
8:30-8:45	0	1	4	5	3	1	8	14	12	1	29
8:45-9:00	1	3	3	7	6	8	5	11	18	3	51
A.M. HOUR TOTALS											
6:00-7:00	0	0	0	0	0	0	0	0	0	0	0
6:15-7:15	1	5	2	0	1	3	5	9	17	7	23
6:30-7:30	1	9	4	14	3	5	11	19	33	11	66
6:45-7:45	4	9	18	23	3	7	19	29	62	19	121
7:00-8:00	4	10	14	28	6	9	26	41	69	21	162
7:15-8:15	3	5	16	25	0	7	26	41	66	18	199
7:30-8:30	5	3	19	27	7	9	31	47	74	19	195
7:45-8:45	2	4	17	23	18	7	27	44	67	12	169
8:00-9:00	3	6	16	25	13	5	25	43	68	13	179
P.M. HOUR TOTALS											
3:00-4:00	0	0	0	0	0	0	0	0	0	0	0
3:15-4:15	2	3	12	17	12	7	7	26	43	12	128
3:30-4:30	0	13	5	18	11	7	18	29	46	5	113
3:45-4:45	0	4	6	18	7	3	6	15	26	19	126
4:00-5:00	0	2	7	9	18	7	15	32	41	9	138
5:00-5:15	2	6	5	13	14	8	19	41	24	22	158
5:15-5:30	1	4	8	11	15	2	9	25	37	0	129
5:30-5:45	0	1	5	6	18	4	12	28	34	9	182
5:45-6:00	0	1	6	7	18	11	11	48	47	12	146
P.M. HOUR TOTALS											
3:00-4:00	0	0	0	0	0	0	0	0	0	0	0
3:15-4:15	2	3	12	17	12	7	7	26	43	12	128
3:30-4:30	2	16	17	35	23	14	17	54	89	15	233
3:45-4:45	2	28	23	45	38	17	23	78	115	34	359
4:00-5:00	2	22	38	54	48	24	38	102	156	45	497
4:15-5:15	2	25	25	58	42	25	58	117	167	55	535
4:30-5:30	3	16	24	43	46	28	49	115	158	59	551
4:45-5:45	3	13	23	39	49	23	55	127	166	48	527
5:00-6:00	3	12	22	37	57	27	51	135	172	51	575

## PROTESTANTS EXHIBIT NO. 7

BARRY BLANK  
P.O. BOX 15091  
BALTIMORE, MARYLAND 21208

October 17, 1995

Dear Mrs. Augustine and Neighbors:

Thank you all for taking the time to meet with my associates and I yesterday. This letter is to confirm the promises that I made. First, I have already contacted High's and insisted to them that they do not park any trucks in the alley way. We are also looking into the possibility of providing a loading zone alongside of the building (on 48th Street) by eliminating the two parking spaces. Next, I am hiring a lighting consultant to improve the lighting on the back of the building. Also, I will not proceed with my application to rezone the residentially zoned portion of my site (to BL). This will limit my building expansion to the commercially zoned portion of my site as discussed at our meeting. However, I would ask that you and your neighbors support me in any (reasonable) variance(s) that I may need so as not to have my parking extend into the residentially zoned portion of my site. Finally, as I discussed at the meeting I will add a covenant to my deed to be recorded in the Baltimore County Land Records that will never allow a liquor store at this site as long as the building is in existence. Hopefully, once all these solutions are implemented the building will no longer be a nuisance to the community.

Once again if you have any questions or comments please do not hesitate to call me.

Sincerely,  
Barry M. Blank

## VIDEO ATTRACTIONS & TANNING SALON

6218 EASTERN AVENUE

## GRAND RE-OPENING

SATURDAY, NOVEMBER 18TH

ALL RENTALS 95¢  
MOVIES & GAMES  
20-MIN. TANNING SESSION 95¢

95¢ SPECIALS GOOD AT BOTH LOCATIONS

LARGE NEW RELEASE SECTION • NEW MOVIES ARRIVE EVERY WEEK • RESERVE YOUR MOVIES EARLY (FREE!)  
TUES. & THURS. — RENT 2, GET 3RD FREE! • ALL GAMES — EVERYDAY — RENT 2, GET 3RD FREE!  
SENIOR DISCOUNTS • MATINEE SPECIAL \$1.00 • NEW & USED MOVIES FOR SALE

OPEN 7 DAYS • 9 A.M. - 10 P.M.

6920 GERMAN HILL ROAD 282-4789

6218 EASTERN AVE. 633-2808

Happy Thanksgiving Day! MOVIES RENTED WED. ARE DUE BACK FRI. (Closed Thanksgiving Day)

FRI., SAT. & SUN. ANY 3 RENTALS \$4.50 + TAX  
ANY RENTAL 95¢ + TAX  
1-MONTH TANNING UNLIMITED \$24.99 + TAX  
GREAT GIFT IDEA!  
NEW MEMBER SIGN-UP GET ACQUAINTED 3 FREE RENTALS with this coupon exp. 12/31/95 • DE

## EXHIBIT 3 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, WILLIAM MONK, INC., legal owner... of the property situated in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an BL zone, for the following reasons:

For the erection of stores.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, WILLIAM MONK, INC., agree to pay expenses of above re-classification and/or Special Exception advertising, printing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: William Monk, Inc. Legal Owner: William Monk, Inc.

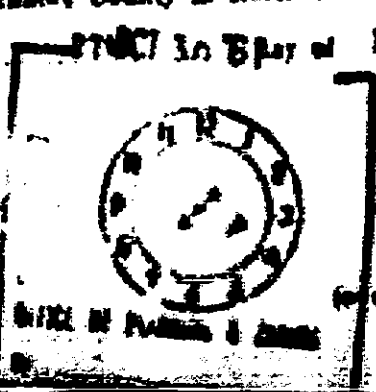
Address: 371A Matfield Road Address: Baltimore 16, Maryland

Smolin & Bassian Petitioner's Attorney: William Monk, Inc. Prosecutor's Attorney: William Monk, Inc.

Address: Camptell Building Address: Camptell Building

ORIGINATED By The Zoning Commissioner of Baltimore County this 30th day of October 1995.

of October 1995. I, the undersigned, certify that the petition was advertised as required by the Zoning Law of Baltimore County in two newspapers of general circulation through out Baltimore County, that property be posted and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, Twenty One Building in Towson, Baltimore County, on the 17th day of October 1995, at 3:00 o'clock P.M.



## WILLIAM MONK, INC.

SITE PLANNING/DESIGN • ZONING • DEVELOPMENT SERVICES

6820 GERMAN HILL ROAD  
BALTIMORE CO., MD.  
PARKING COUNT

DATE: December 6, 1995 (Wednesday)

CONDITIONS: Clear, cold (45 degrees)

BUILDING VACANCY: 0%

TIME	PM	COUNT	TIME	PM	COUNT
12:00		4	4:30		8
12:15		3	4:45		7
12:30		3	5:00		5
12:45		5	5:15		4
1:00		4	5:30		5
1:15		6	5:45		6
1:30		4	6:00		7
1:45		4	6:15		5
2:00		4	6:30		4

AVERAGE: 5.1

CAPACITY: 22

% CAPACITY: 23%

\* NOTE: MOST CARS ON LOT AT ANY ONE(1) TIME WAS 9.

WPA01PARKING.DOC

Baltimore County Government  
Department of Permits and  
Development Management

111 West Chesapeake Ave.  
Towson, Md. 21204

(410) 887-3321

November 20, 1995

Mr. Barry Blank  
3748 Greenway Lane  
Owings Mills, Maryland 21117

RE: German Hill Road Property  
6820 German Hill Road  
DRC Number 11135B, Dist. 12C7

Dear Mr. Blank:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designers of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on November 13, 1995 and made the following recommendations:

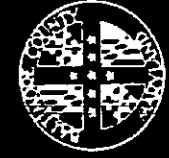
The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171(a)(7).



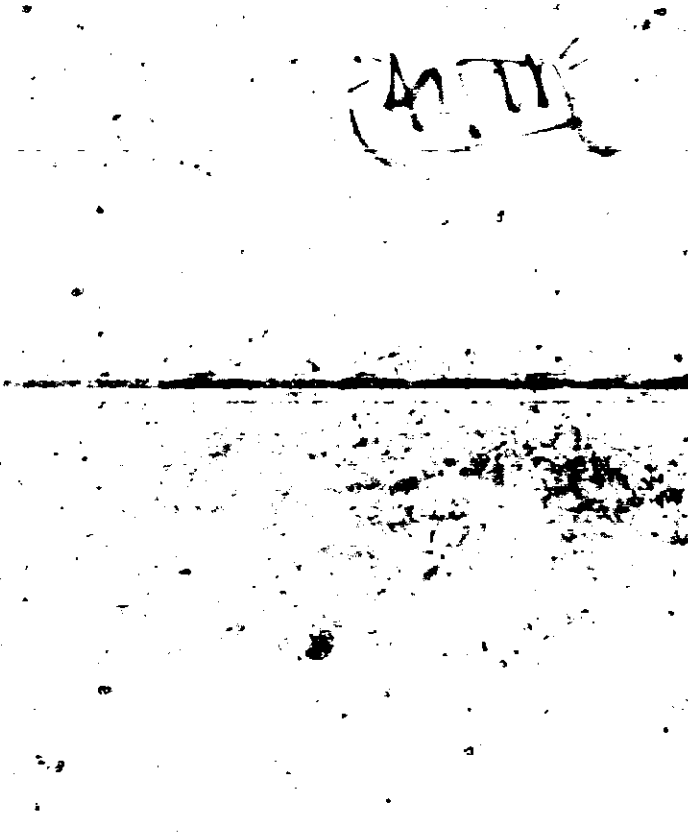
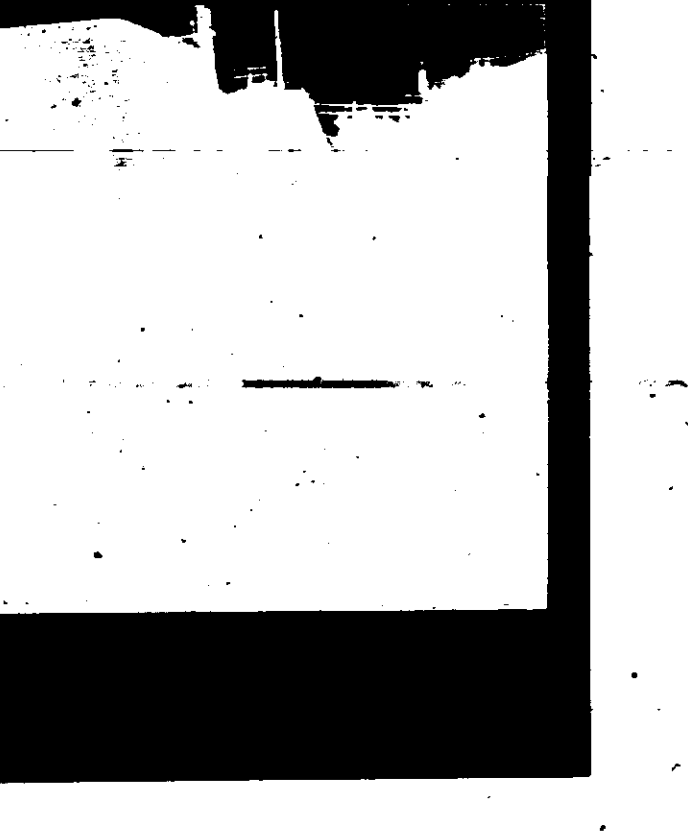
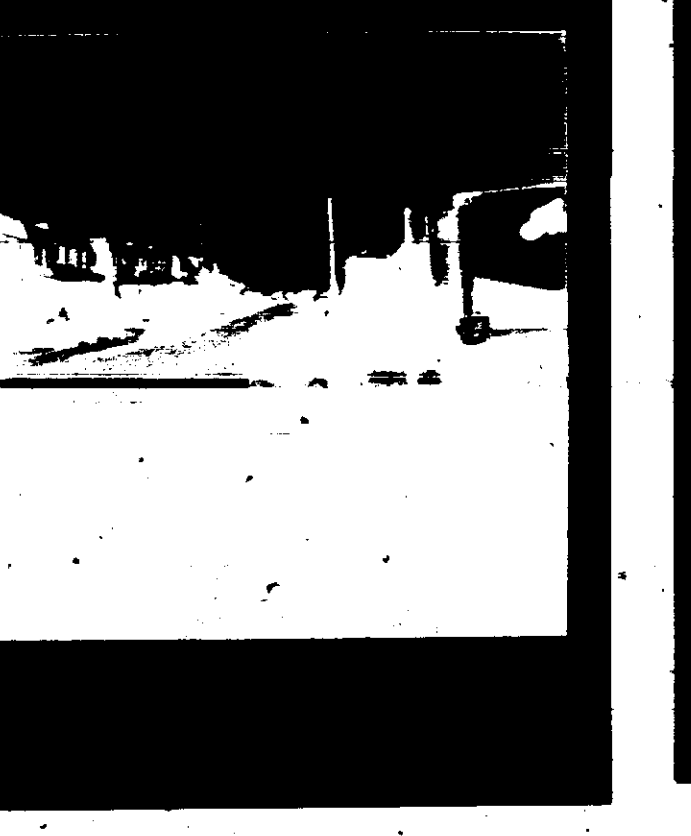
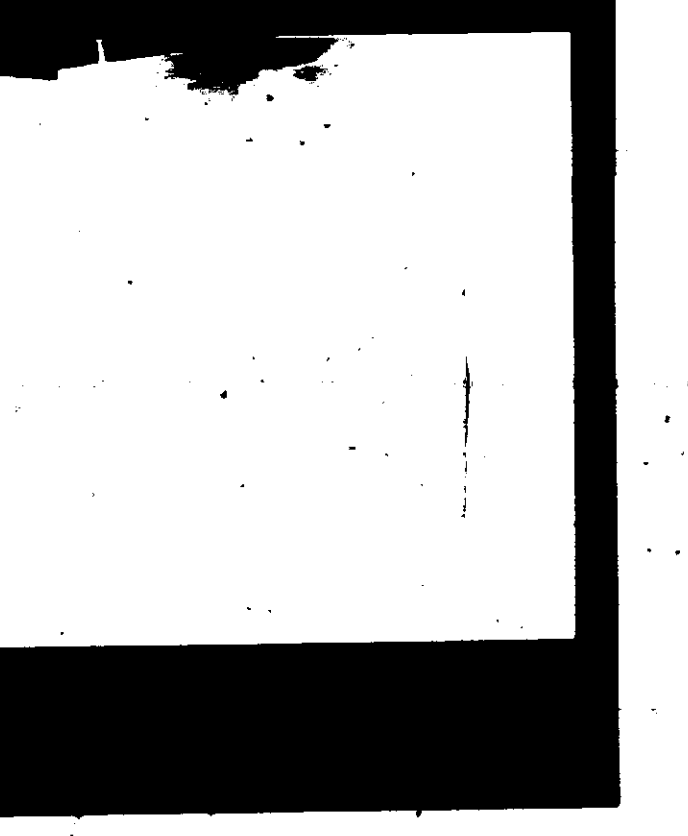
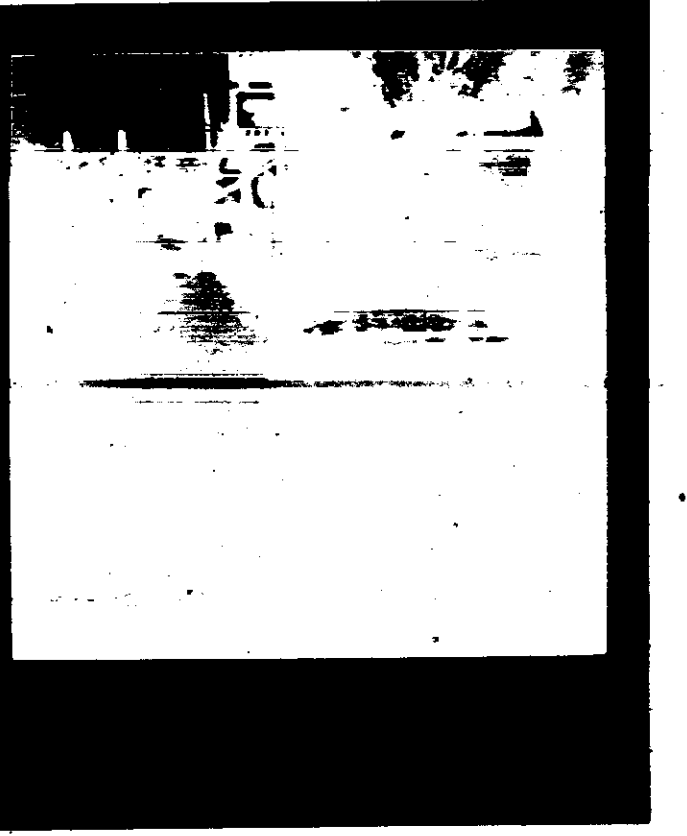
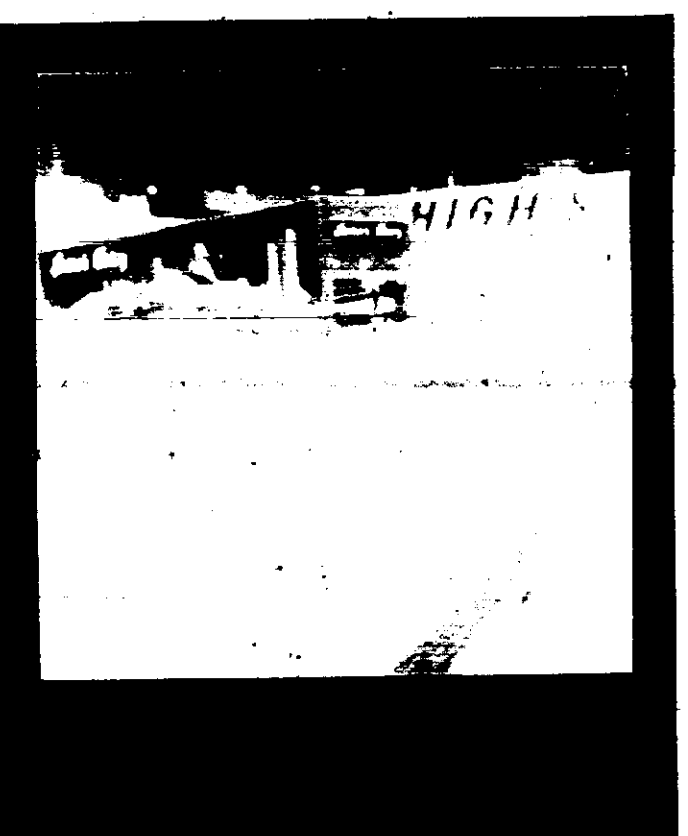
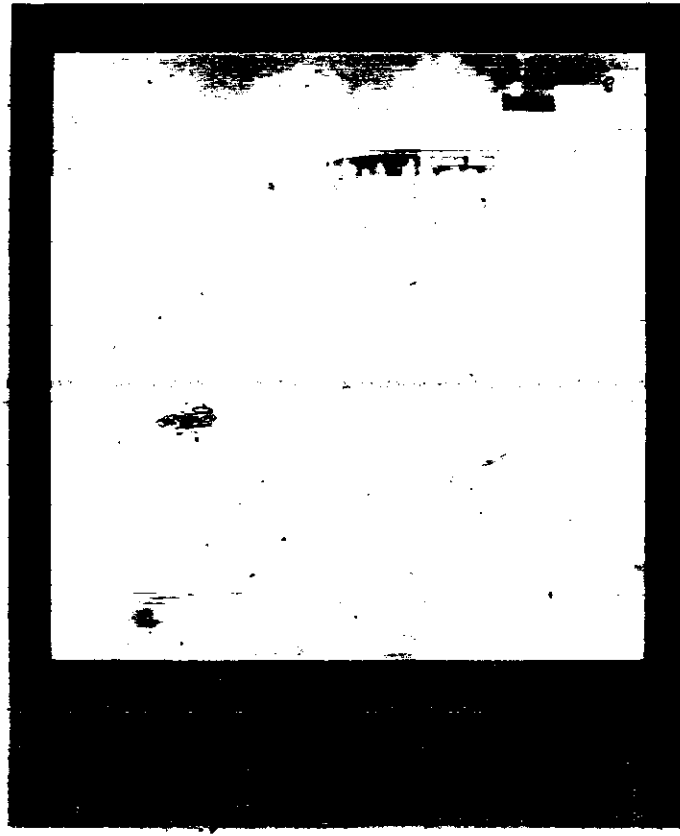
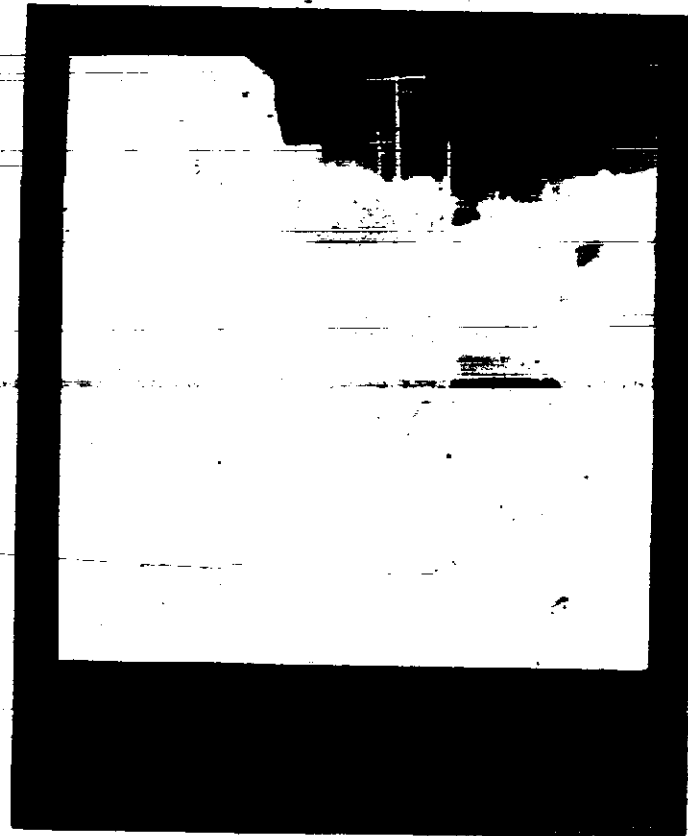
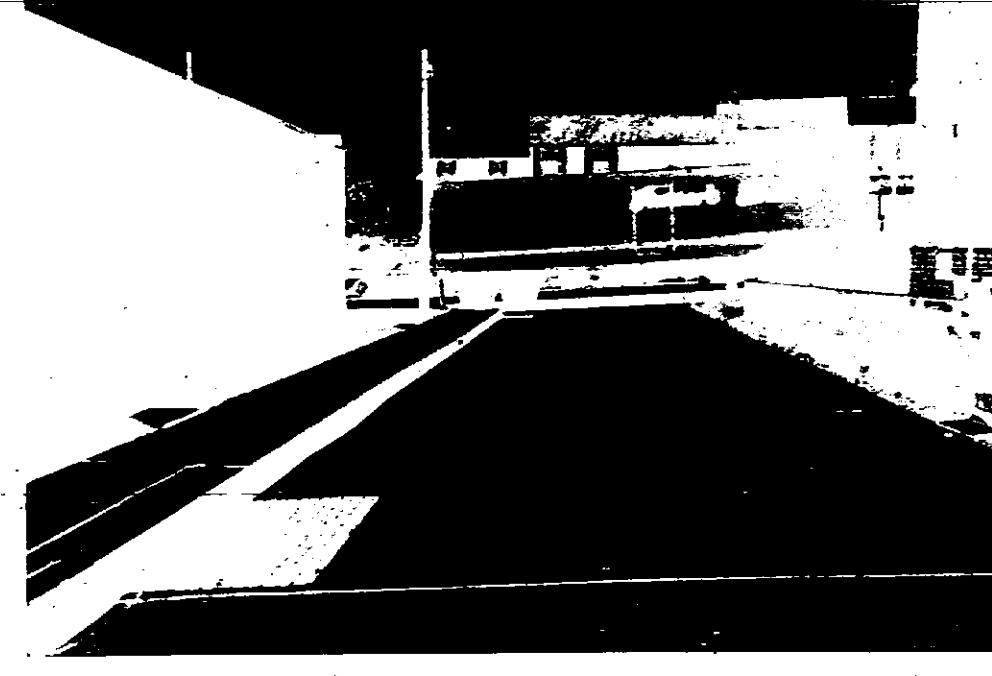
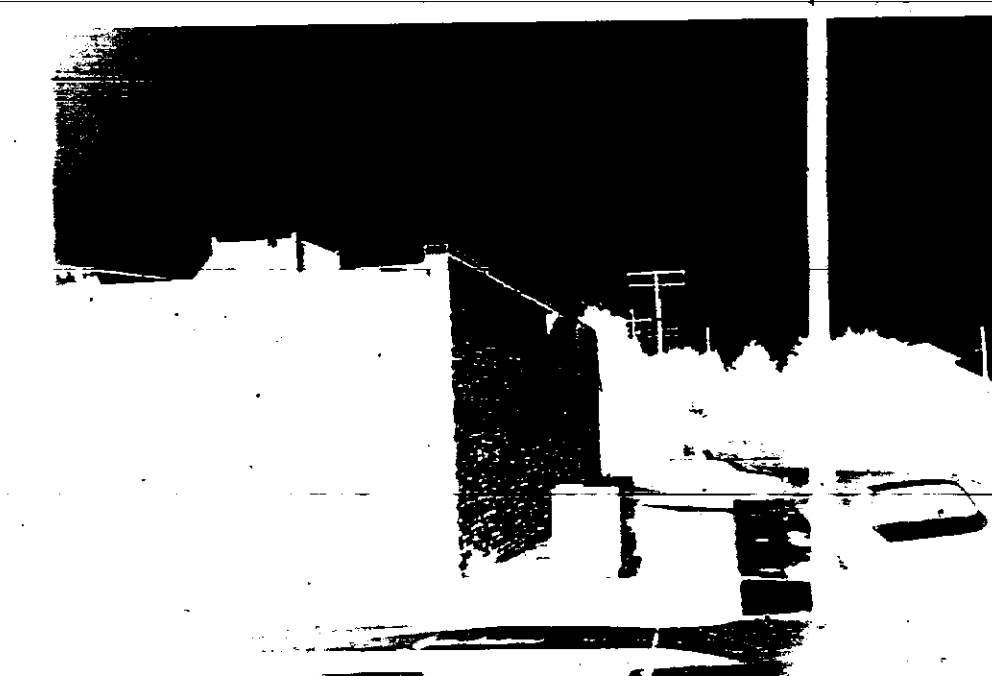
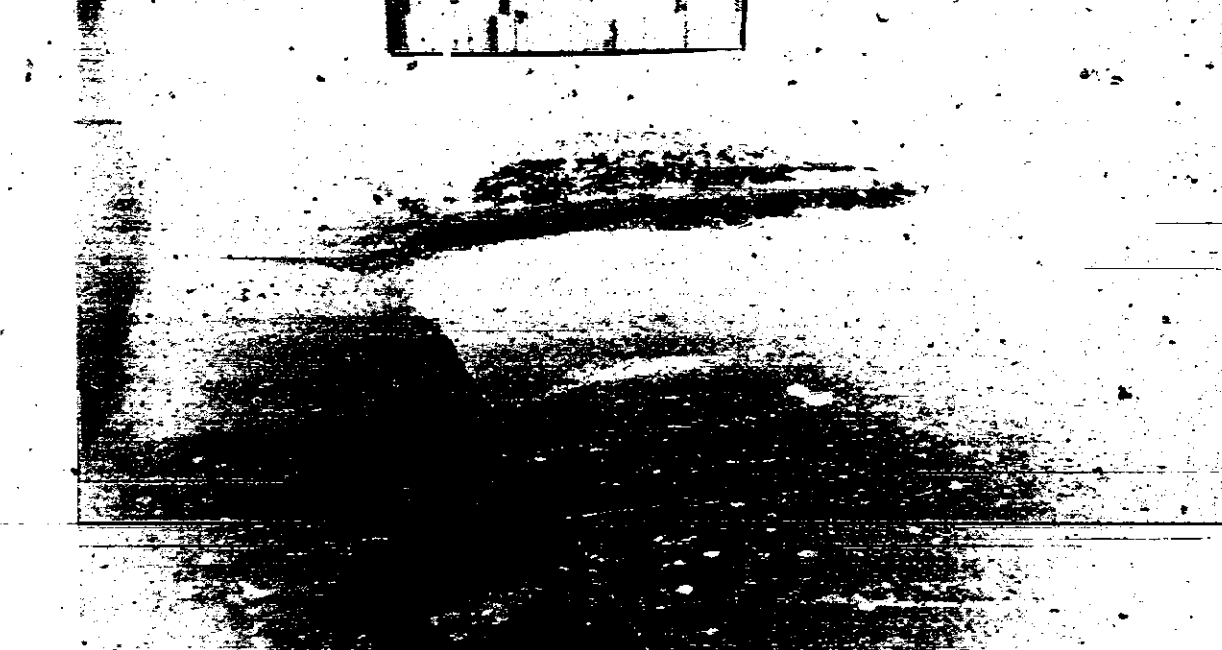
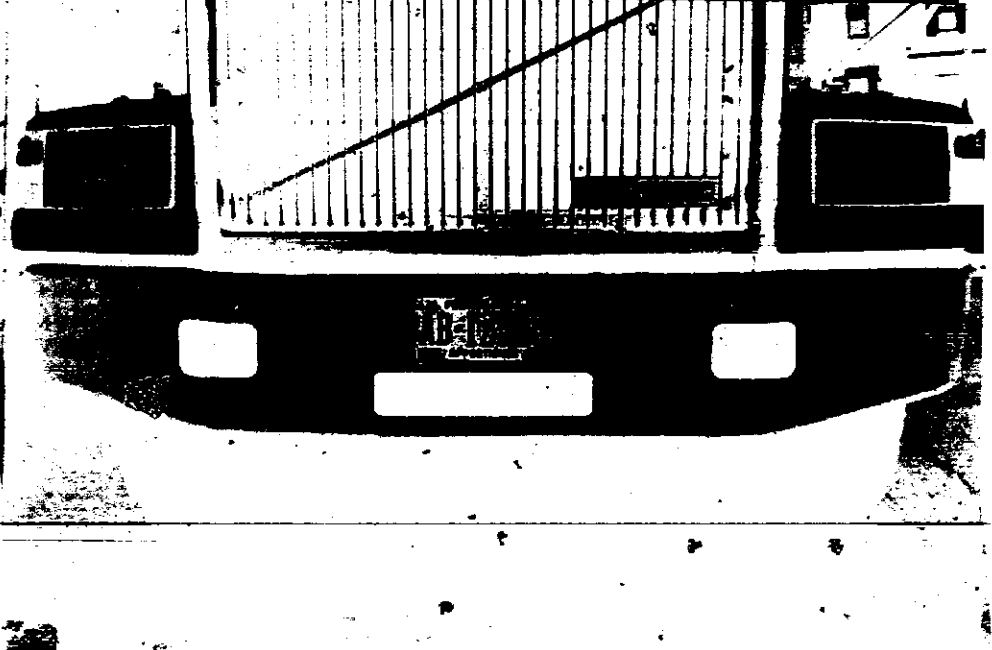
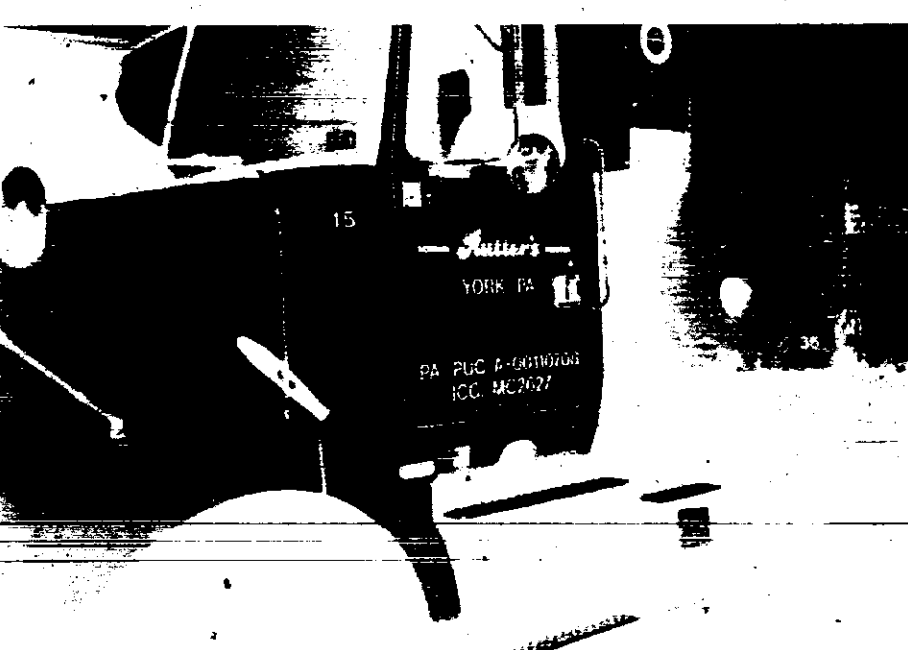
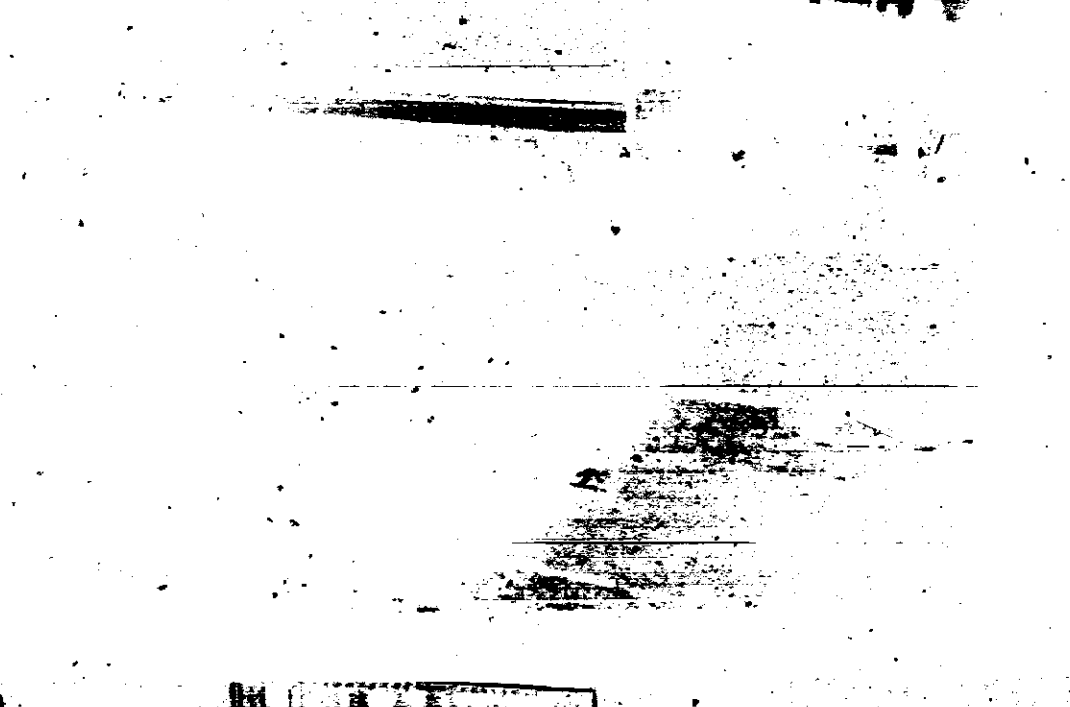
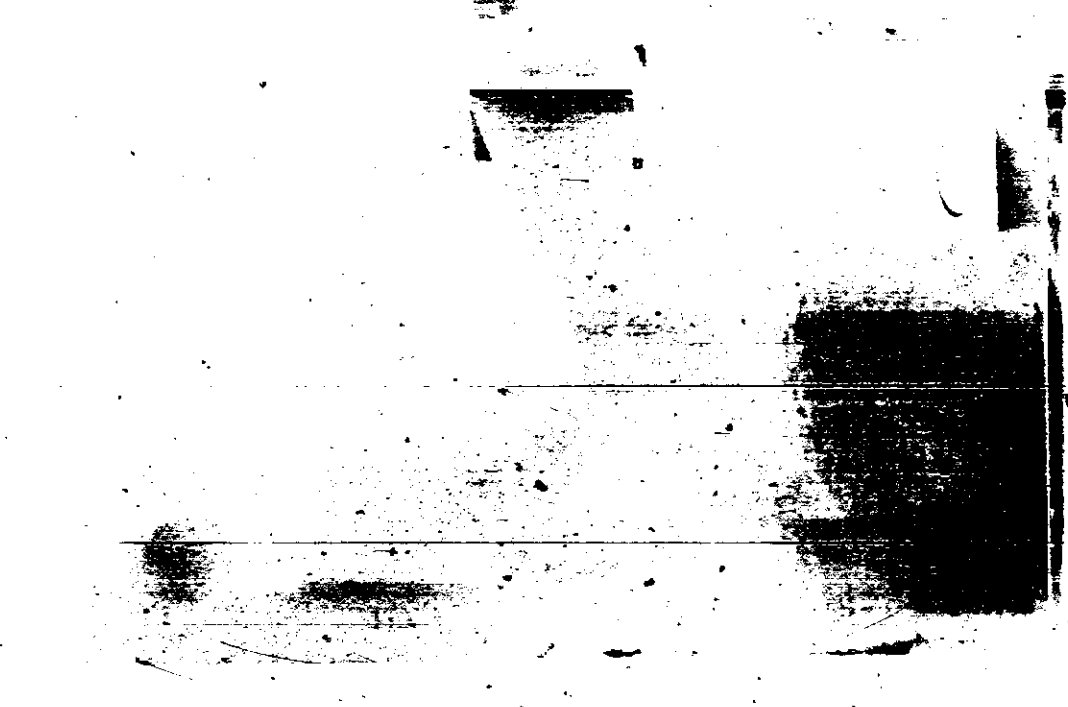
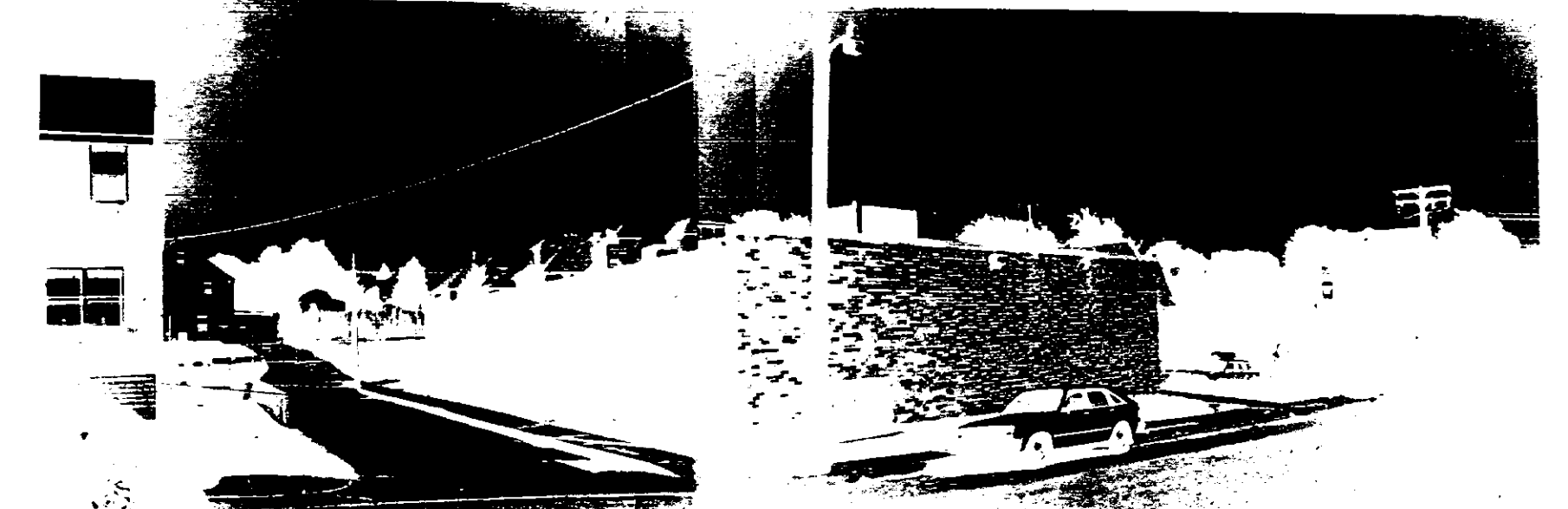
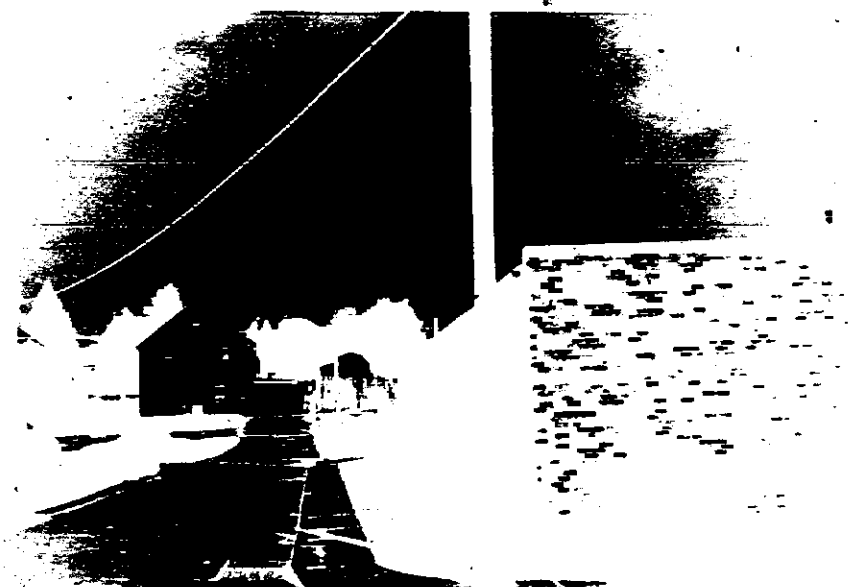
*Pictures  
Exhibits 7A-7D*

*photographs in  
Case 96-194-11*

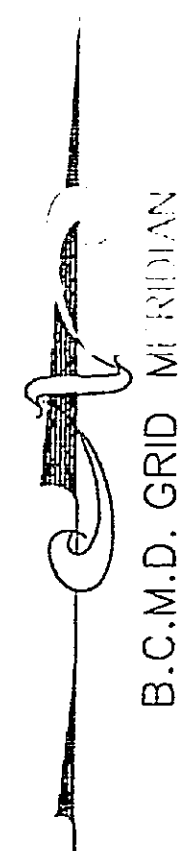
Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
Suite 112, Carrollwood  
Towson, Maryland 21204



Photograph by [illegible]







# NOTES:

1. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
2. LOT AREA  
GROSS: 12,111 SQ. FT. (0.28 AC.)  
NET: 12,111 SQ. FT. (0.28 AC.)
3. EXISTING: RETAIL  
PROPOSED: RETAIL
4. EXISTING: 10.4 D.R. 5.5  
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77. EXISTING: 10.4 D.R. 5.5  
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78. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
79. EXISTING: 10.4 D.R. 5.5  
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80. EXISTING: 10.4 D.R. 5.5  
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81. EXISTING: 10.4 D.R. 5.5  
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82. EXISTING: 10.4 D.R. 5.5  
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83. EXISTING: 10.4 D.R. 5.5  
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84. EXISTING: 10.4 D.R. 5.5  
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86. EXISTING: 10.4 D.R. 5.5  
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87. EXISTING: 10.4 D.R. 5.5  
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88. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
89. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
90. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
91. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
92. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
93. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
94. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
95. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
96. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
97. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
98. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
99. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5
100. EXISTING: 10.4 D.R. 5.5  
PROPOSED: 10.4 D.R. 5.5

## LEGEND

- UTILITY POLE
- SANITARY MH
- STORM DRAIN MH
- WV WATER VALVE
- FH FIRE HYDRANT
- BC BOTTOM CURB 0.5' HIGH

NOTE: THIS PLAT FOR ZONING PURPOSES ONLY.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY KCI TECHNOLOGIES. 9/20/95

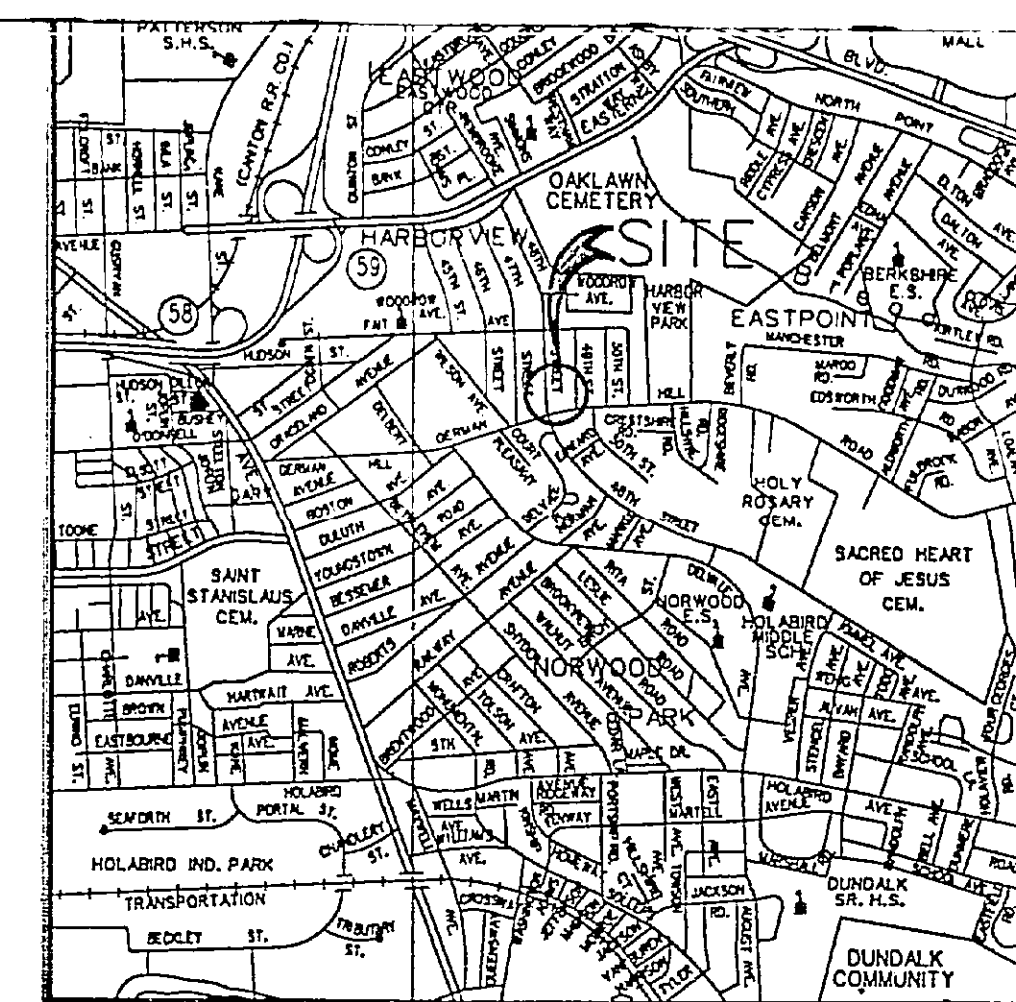
**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT

CHARLOTTE, NORTH CAROLINA  
222 BROADWAY, SUITE 100  
(704) 382-0001

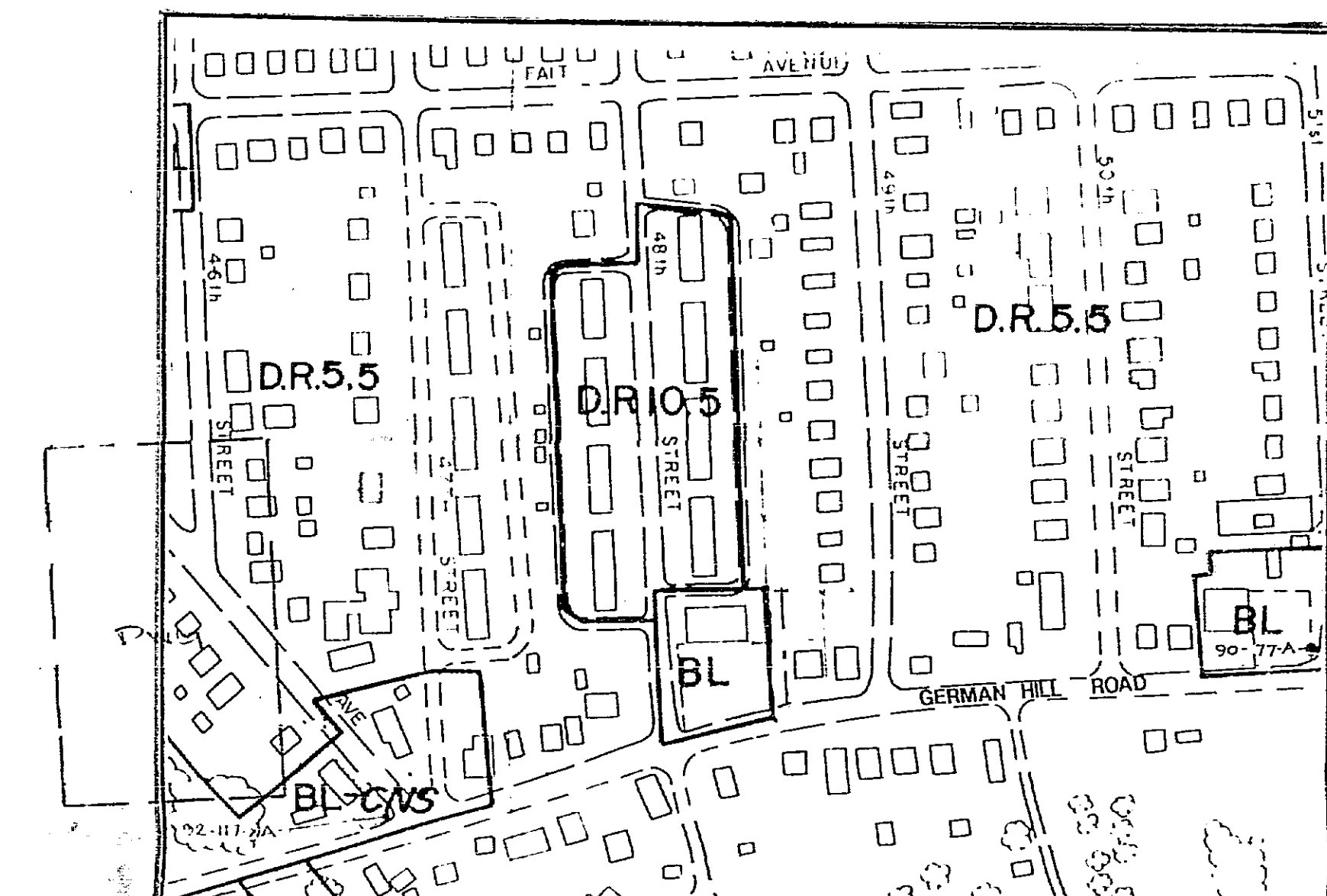
PORTION OF  
LOT 202-207  
PLAT OF  
**HARBOR VIEW**

PLAT BOOK W.P.C. 5 / 80  
12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DESIGN WPM	SCALE: 1" = 20'
DRAWN WPM	
CHECKED WPM	SHEET 1 OF 1
DATE 11-1-95	



**LOCATION MAP**  
SCALE: 1" = 2000'



**ZONING MAP**  
1" = 200'

## PLAT TO ACCOMPANY VARIANCE APPLICATION

**6820 GERMAN HILL ROAD  
BALTIMORE CO., MD.**





**96-194-A**

#192



[illegible]

**LEGEND**

	UTILITY POLE
	SANITARY MH
	STORM DRAIN MH
WVO	WATER VALVE
FD 	FIRE HYDRANT
BC	BOTTOM CURB 0.5' HIGH

NOTE: HORIZONTAL AND VERTICAL INFORMATION SHOWN HEREON IS BASED  
ON THE FOLLOWING BALTIMORE COUNTY TRAVERSE STATIONS:

X-7921	X-7922
S 5553.72	S 5415.02
E 25405.51	E 25701.24
	ELEV. = 103.34

NOTE: THIS PLAT FOR ZONING PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY KCI TECHNOLOGIES. 9/20/91

**WILLIAM MONK, INC.**  
PLANNING • ARCHITECTURAL DESIGN  
ENGINEERING • RESOURCE MANAGEMENT  
2000 W. 10th St., Suite 100  
2000 BUCKLEY AVE., SUITE 100  
TOWSON, MARYLAND 21204

PORTION OF  
 LOTS 202-207  
 PLAT OF  
**HARBOR VIEW**  
 PLAT BOOK M.C. 57/80  
 12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DESIGN WPM	SCALE: 1"= 20'
DRAWN WPM	SHEET 1 OF 1
CHECKED WPM	
DATE 11-1-95	

A detailed street map of the Dundalk community in Baltimore, Maryland. The map shows a grid of streets including North Ave, East Ave, and various numbered streets. Key landmarks like St. Stanislaus CEM., Holy Rosary Church, and Sacred Heart of Jesus CEM. are marked. A large 'X' is drawn over the map, and a circle highlights a specific area labeled 'SITE'.

**LOCATION MAP**  
SCALE: 1" = 2000'

A detailed street map of a residential area in Berlin, Germany. The map shows several streets including FAIR AVENUE, ALBANY STREET, and GERMAN HILL ROAD. A large building complex is labeled DR10-5, and a smaller building is labeled DR5.5. A building labeled BL-5 is also visible. The map includes a scale bar and a north arrow.

**ZONING MAP**  
1" = 200'

# PLAT TO ACCOMPANY VARIANCE APPLICATION

6820 GERMAN HILL ROAD  
BALTIMORE CO., MD.

PETITIONER'S  
EXHIBIT 3